

HOUSING
NEEDS ASSESSMENT

CITY OF GOLD BAR

JUNE 2022

Prepared by:



Table of Contents

PART 1: INTRODUCTION	1
1.1 BACKGROUND	1
1.2 METHODOLOGY	2
PART 2: COMMUNITY OVERVIEW	3
2.1 LOCAL HISTORY AND SETTING	3
2.2 POPULATIONS	4
2.3 HOUSEHOLDS	7
2.4 WORKFORCE PROFILE	16
KEY TAKEAWAYS: COMMUNITY OVERVIEW	21
PART 3: HOUSING CONDITIONS	22
3.1 HOUSING INVENTORY	22
3.2 HOME OWNERSHIP	24
3.3 RENTAL HOUSING	28
3.4 SUBSIDIZED HOUSING	30
KEY TAKEAWAYS: HOUSING CONDITIONS	31
PART 4: GAP ANALYSIS	32
4.1 HOUSING NEEDED TO ACCOMMODATE FUTURE GROWTH	32
4.2 DIVERSITY OF HOUSING CHOICES	36
4.3 LAND CAPACITY ANALYSIS	38
4.4 HUD LOCATION AFFORDABILITY INDEX	40
KEY TAKEAWAYS: GAP ANALYSIS	42
NEXT STEPS	43



Table of Exhibits

EXHIBIT 1: POPULATION CHANGE (GOLD BAR)	4
EXHIBIT 2: POPULATION BY AGE RANGE (GOLD BAR & SNOHOMISH COUNTY)	5
EXHIBIT 3: RACE AND ETHNICITY OF POPULATION (GOLD BAR & SNOHOMISH COUNTY)	6
EXHIBIT 4: HOUSEHOLDS BY HOUSING TENURE (GOLD BAR & SNOHOMISH COUNTY)	7
EXHIBIT 5: OCCUPIED HOUSING UNITS (GOLD BAR)	7
EXHIBIT 6: HOUSEHOLD SIZE BY TENURE (GOLD BAR)	8
EXHIBIT 7: MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD TYPE (GOLD BAR & SNOHOMISH COUNTY)	8
EXHIBIT 8: PERCENTAGE OF HOUSEHOLDS BY INCOME LEVEL AND TENURE (GOLD BAR)	9
EXHIBIT 9: HOUSEHOLDS BY INCOME LEVEL AND COST-BURDEN STATUS (GOLD BAR)	11
EXHIBIT 10: PROPORTIONAL COST-BURDENED HOUSEHOLDS BY TENURE (GOLD BAR)	12
EXHIBIT 11: RENTERS: PROPORTIONAL COST-BURDEN BY RACE AND TENURE (GOLD BAR)	12
EXHIBIT 12: OWNERS: PROPORTIONAL COST-BURDEN BY RACE AND TENURE (GOLD BAR)	12
EXHIBIT 13: PSRC DISPLACEMENT RISK (GOLD BAR)	13
EXHIBIT 14: HOUSEHOLDS BY DISABILITY STATUS AND INCOME LEVEL (GOLD BAR)	14
EXHIBIT 15: POINT IN TIME COUNT 2020 (SNOHOMISH COUNTY)	15
EXHIBIT 16: EMPLOYMENT BY INDUSTRY (GOLD BAR & SNOHOMISH COUNTY)	16
EXHIBIT 17: JOBS-TO-HOUSING RATIO (GOLD BAR & SNOHOMISH COUNTY)	16
EXHIBIT 18: JOBS HELD BY RESIDENTS BY NAICS INDUSTRY SECTOR (GOLD BAR & SNOHOMISH COUNTY)	17
EXHIBIT 19: JOB DENSITY (GOLD BAR)	18
EXHIBIT 20: INFLOW/OUTFLOW COUNTS OF ALL JOBS (GOLD BAR)	19
EXHIBIT 21: EMPLOYMENT LOCATIONS OF RESIDENTS (GOLD BAR)	20
EXHIBIT 23: HOUSING UNITS, 2000 TO 2021 (GOLD BAR)	22
EXHIBIT 22: HOUSING INVENTORY BY TYPE (GOLD BAR)	22
EXHIBIT 24: AGE OF HOUSING STOCK (GOLD BAR)	23
EXHIBIT 25: PERMITTED UNITS, 2010 - 2019 (GOLD BAR)	23
EXHIBIT 26: AGE OF OWNERS (GOLD BAR)	24
EXHIBIT 27: PERCENT CHANGE IN HOME VALUES AND HUD AMI SINCE 2010 (GOLD BAR)	25
EXHIBIT 28: COST OF HOME OWNERSHIP (GOLD BAR)	27
EXHIBIT 29: PERCENTAGE OF ALL HOUSEHOLDS BY INCOME BRACKET (GOLD BAR)	27
EXHIBIT 30: AGE OF RENTERS (GOLD BAR)	28



Table of Exhibits Continued

EXHIBIT 31: MEDIAN GROSS RENT BY NUMBER OF BEDROOMS (GOLD BAR & SNOHOMISH COUNTY)	29
EXHIBIT 32: AFFORDABILITY OF MEDIAN COST RENTAL UNITS (GOLD BAR)	29
EXHIBIT 33: RENTAL UNITS AVAILABLE BY INCOME BRACKET (GOLD BAR)	29
EXHIBIT 34: HOUSING DEMAND PROJECTIONS (GOLD BAR)	32
EXHIBIT 35: HOUSING NEEDS, EXISTING SUPPLY, AND GAPS/SURPLUS BY INCOME LEVEL (GOLD BAR)	33
EXHIBIT 36: HOUSING NEEDS, EXISTING SUPPLY, AND GAPS/SURPLUS BY INCOME LEVEL (GOLD BAR)	33
EXHIBIT 37: PROJECTED HOUSING NEEDS AND GAPS BY INCOME LEVEL (GOLD BAR)	34
EXHIBIT 38: PROJECTED HOUSING NEEDS AND GAPS BY INCOME LEVEL (GOLD BAR)	34
EXHIBIT 39: CURRENT GAPS V. PROJECTED GAPS BASED ON EXISTING HOUSING (GOLD BAR)	35
EXHIBIT 40: HOUSING UNITS NEEDED BY 2044 TO ACCOMMODATE GROWTH (GOLD BAR)	35
EXHIBIT 41: COMPARISON OF HOUSEHOLD SIZE VERSUS NUMBER OF BEDROOMS (GOLD BAR)	36
EXHIBIT 42: COST-BURDENED HOUSEHOLDS BY TYPE & INCOME LEVEL (GOLD BAR)	37
EXHIBIT 43: ZONING OF LAND CAPACITY COMPARED WITH CURRENT TENURE (GOLD BAR)	38
EXHIBIT 44: ZONING OF LAND CAPACITY COMPARED WITH CURRENT TENURE (GOLD BAR)	39
EXHIBIT 45: HUD LOCATION AFFORDABILITY INDEX (GOLD BAR)	41



Glossary

Affordable housing: The United States Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs (rent, mortgage payments, utilities, etc.). A healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. However, the term “affordable housing” is often used to describe income restricted housing available only to qualifying low-income households. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see “Vouchers” below for more details).

American Community Survey (ACS): This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It is designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.

Area median income (AMI): This is a term that commonly refers to the area-wide median family income calculation provided by the federal Department of Housing and Urban Development (HUD) for a county or metropolitan region. Income limits to qualify for affordable housing are often set relative to AMI. In this report, unless otherwise indicated, AMI refers to the HUD Area Median Family Income (HAMFI).

Cost burden: When a household that spends more than 30 percent of their gross income on housing costs, including utilities, they are cost-burdened. When a household pays more than 50 percent of their gross income on housing, including utilities, they are severely cost-burdened. Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

Fair market rent (FMR): HUD determines what a reasonable rent level should be for a geographic area and sets this as the area’s fair market rent. Housing choice voucher program voucher holders are limited to selecting units that do not rent for more than fair market rent.

Family: This census term refers to a household where two or more people are related by birth, marriage, or adoption.

Household: A household is a group of people living within the same housing unit. The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households. The census sometimes refers to “occupied housing units” and considers all persons living in an occupied housing unit to be a single household. So, Census estimates of occupied housing units and households should be equivalent.

Household income: The census defines household income as the sum of the income of all people 15 years and older living together in a household.

Householder: This refers to the person (or one of the people) in whose name the housing unit is owned or rented.

Income-restricted housing: This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.



Glossary

Low-income: Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median family incomes (MFI), with consideration for family size.

INCOME CATEGORY	HOUSEHOLD INCOME
Extremely low-income	30% of HAMFI or less
Very low-income	30-50% of HAMFI
Low-income	50-80% of HAMFI
Moderate income	80-100% of HAMFI
Above median income	>100% of HAMFI

Median family income (MFI): The median income of all family households in the metropolitan region or county. Analyses of housing affordability typically group all households by income level relative to area median family income. Median income of non-family households is typically lower than for family households. In this report, both MFI and AMI refer to the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI).

Subsidized housing: Public housing, rental assistance vouchers, and developments that use Low Income Housing Tax Credits (LIHTC) are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

Tenure: Tenure references the ownership of a housing unit in relation to the household occupying the unit. According to the US Census Bureau, a housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owned” only if the owner or co-owner lives in it. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

Transportation: In context of the Location Affordability Index, this term refers to costs associated with auto ownership, auto use, and transit use.

Vouchers (Tenant-based and Project-based): HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be “tenant-based”, meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. They pay the difference between the fair market rent and 30 percent of the tenant’s income. Or the vouchers can be “project-based”, meaning they are assigned to a specific building.



Part 1: Introduction

1.1 BACKGROUND

In the fall of 2021, the City of Gold Bar applied for grant funding allocated by the Washington State Department of Commerce and funded through E2SHB 1923. The grant funding is being used for the development of a Housing Action Plan (HAP) that will allow the City to recognize the housing needs of its current and future populations, as well as outline goals, policies, and strategies to meet those needs.

The City of Gold Bar does not build or manage housing. However, the City can affect how much and what types of housing are produced in Gold Bar through comprehensive plan policies, development codes, incentives, programs, and capital projects. The HAP will identify strategies to ensure the City's influence on housing production aligns with its overall housing goals.

The first step in the HAP development process is the creation of a housing needs assessment (HNA). Fundamentally, a HNA is a study to identify the current and future housing needs of all economic segments of the community. It attempts to answer the following types of questions:

- Who lives and works here and what are their socioeconomic characteristics?
- What types of housing are available?
- Are there any groups of people who are not able to find housing that is safe, affordable, and meets their household needs?
- How much housing, and what types of housing, are needed to meet current and future housing needs?
- Is there sufficient buildable land capacity to accommodate this growth and housing diversity?

The HNA is a baseline of data that explains the current conditions of housing in Gold Bar and the greater region. The numbers and findings in this report are based on multiple data sources as explained in the methodology section. This report is a tool for decision-makers, residents, housing market professionals, and anyone else who may find it useful as a guide. The report highlights shortcomings or gaps regarding the current housing supply and demands of the residents now and in the future.

This document is divided into three main parts:

- **Community Overview:** This part details who lives in the city and the characteristics that shape their current and future needs related to housing.
- **Housing Conditions:** This part describes the current housing inventory of the city with a focus on characteristics such as size, location, cost, and tenure.
- **Gap Analysis:** This part evaluates the alignment between the two previous parts and how certain populations are not finding their needs met through the current housing market.

The data in this document will be combined and supplemented with information gathered through engagement with stakeholders and residents to form the HAP. The analysis conducted in this Housing Needs Assessment relies on available sociodemographic and housing data from multiple sources. This includes as much publicly available data as possible. Moreover, much of the data is not recent enough to reflect any trends that may have been caused by the COVID-19 pandemic, which likely intensified any housing affordability issues.



1.2 METHODOLOGY

The sources of data we used for this analysis include the following:

- **Puget Sound Regional Council (PSRC).** The PSRC provides overall regional housing targets through the VISION 2040 regional growth strategies, recently updated with the VISION 2050 plan, which informs the development of Countywide Planning Policies. Additionally, the PSRC coordinates housing and employment projections for the region.
- **Washington State Office of Financial Management (OFM).** The OFM is the state-level agency in charge of developing official population and housing counts for statutory and programmatic purposes, and compiles data from individual jurisdictions to further this goal. Publicly available counts for population and housing are available on their website. Additionally, small-area and more detailed custom data are also available to provide more detail on housing and population growth.
- **Snohomish County Buildable Lands Report.** Coordinated on a periodic basis, the County coordinates a review and evaluation of development and land supply to determine whether its cities are meeting growth and density targets and if cities have enough land to meet future growth needs. As part of this work, cities survey their available lands for development, and compare this to growth targets established through the Countywide Planning Policies. This report relies on both the estimates of land capacity, as well as the assessment of future growth targets.
- **US Census Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES).** The US Census compiles information about the home and work locations of employees and provides information through a web-based interface on the characteristics of jobs and workers, such as economic sector, general length of commute, and wages. Additionally, LODES can also be used to indicate where people in a given location or jurisdiction work, and where workers in a community live, which can provide an understanding of commuting patterns. This data is partly “synthetic”, meaning that it is based on estimates from the original data to preserve anonymity while being representative of major characteristics or trends. OnTheMap is the web-based mapping and report application that provides an easy-to-use interface for viewing the LODES data; it was used to pull the data shown in this report.
- **American Community Survey (ACS).** The American Community Survey is an ongoing survey program coordinated by the US Census Bureau to provide detailed information about the population. Developed as an alternative to the Decennial Census long form, the ACS relies on a sample of households to collect more detailed data on topics such as education, transportation, Internet access, employment, and housing. The results from the ACS are reported on a yearly basis for larger cities, and on a 5-year average basis for all communities. This report relies on this information for some demographics data, and the ACS is also used as part of the CHAS dataset (below). At the time of writing, the most recent dataset available was 2019-2015.
- **Comprehensive Housing Affordability Strategy (CHAS).** The US Department of Housing and Urban Development (HUD) relies on custom tabulations from the ACS to develop the more detailed CHAS dataset. This information is intended to demonstrate the extent of housing needs and issues across communities, with a focus on low-income households. This information, available at a city level, provides detailed information about characteristics of the local housing stock, including the affordability of both rental and owner-occupied housing. The CHAS dataset also provides some household information, which can be cross-tabulated with housing information to link household characteristics with needs. Note that the most recent dataset, released in September 2021, relies on the 2014–2018 ACS dataset.
- **National Housing Preservation Database (NHPD).** The NHPD is an address-level inventory of federally assisted rental housing in the US. The data comes from HUD and the US Department of Agriculture (USDA). NHPD was created in 2011 in an effort to provide communities with the information they need to effectively preserve their stock of public and affordable housing.
- **Zillow.** The online real estate listings company Zillow provides some data on the real estate market free of charge. These datasets include information on rents, home values, inventory, and sales at the city, metro, and zip code levels. To address gaps in data, some of this information relies on information from the ACS to weight key values.

To the greatest extent possible, the latest data sources are used for this report. As datapoints become available at varied times, there may be differences in some stated numbers. While this may seem inconsistent, it is best practice to use the most up to date and available sources, leading to these differences. For example, housing unit totals from 2019 (ACS) and 2021 (OFM) are both in this report.



Part 2: Community Overview

2.1 LOCAL HISTORY AND SETTING

Gold Bar is located at the foothills of the Cascade mountains and along the Skykomish River and US Highway 2, approximately 23 miles southeast of Everett. The city is the smallest incorporated city in Snohomish County, spanning 1.06 square miles.

The Gold Bar area was initially settled by Skykomish peoples, a segment of the Snohomish peoples. In 1855 the Point Elliot Treaty forced all Native Americans to move to reservations to retain rights to natural resources and hunting lands. Following the passing of the 1862 Homestead Act, white settlers ventured to the west to claim land as their own. Settlers came to the Gold Bar area in 1869 when traces of gold were found on a river gravel bar. Gold Bar became a prospector's camp, and eventually grew to be a worker's camp during the development of the Great Northern Railway in the 1890s.

Railroad development fueled the demand on natural resources. Residents built a mill and cookhouse to support the Gold Bar Lumber Company, which employed 300 men. More people came to the city to support and boost the local economy, supporting the development of homes, a hotel, a school, a post office, and a general store. By 1910, the City was incorporated with a population of 353 and continued to operate with a resource-based economy until the end of World War I. The Great Depression caused population to drop as people moved out of the city in search of other opportunities. Since then, Gold Bar has maintained its character while the population has fluctuated over the decades.

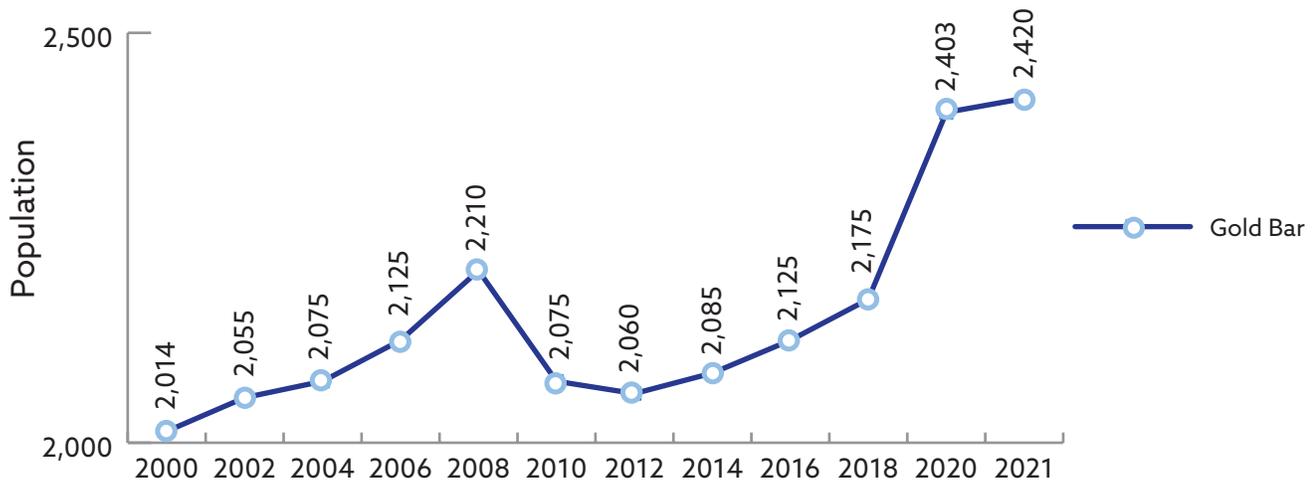


Photo 1: Gold Bar, WA

2.2 POPULATIONS

According to the Office of Financial Management (OFM), Gold Bar’s population grew slightly from 2000 to 2019, increasing from 2,014 to 2,150. As shown in Exhibit 1, the city has grown more rapidly over the last few years with the 2021 population totaling 2,420. Gold Bar lands primarily consist of existing residential uses with some undeveloped areas. Between 2000 and 2021, the population had a growth rate of 20% indicating that the current land uses and historical development pattern support population growth.

Exhibit 1: Population Change (Gold Bar)



Source: OFM, 2021.



According to the 2019 American Community Survey (ACS), the median age in Gold Bar is around 45 years which is higher than Snohomish County's 38 years. Gold Bar's population skews older, with about 44% of Gold Bar's population being over the age of 50 while the county has approximately 33% of its population over 50. Additionally, Gold Bar has a substantially smaller youth population (under 20) at 19%, which is 6% less than the County.

Snohomish County residents between ages 20 to 49 make up approximately 42% of the population. Comparatively, Gold Bar is proportionally smaller with adults aged between 20 to 49 making up only 37% of the population.

Exhibit 2: Population by Age Range (Gold Bar & Snohomish County)

2019	Gold Bar		Snohomish County	
Median Age	45.5	45.2	38.9	37.2
75 and over	4%	5%	6%	4%
65 to 74	10%	6%	9%	8%
55 to 64	18%	18%	14%	13%
45 to 54	16%	19%	14%	14%
35 to 44	8%	14%	14%	14%
25 to 34	14%	11%	15%	15%
15 to 24	11%	8%	11%	12%
5 to 14	9%	8%	12%	13%
Under 5	4%	7%	6%	7%
	Female	Male	Female	Male
Totals:	988	961	398,253	400,631
65 and over	141 (14%)	107 (11%)	57,936 (15%)	46,709 (12%)
50 to 64	285 (29%)	276 (29%)	81,916 (21%)	81,627 (20%)
18 to 49	355 (36%)	334 (35%)	162,209 (41%)	170,466 (43%)
Under 18	161 (16%)	199 (21%)	96,153 (24%)	101,792 (25%)

Source: 2015-2019 ACS 5-year estimates.

Ethnicity, Race, and Language Spoken at Home

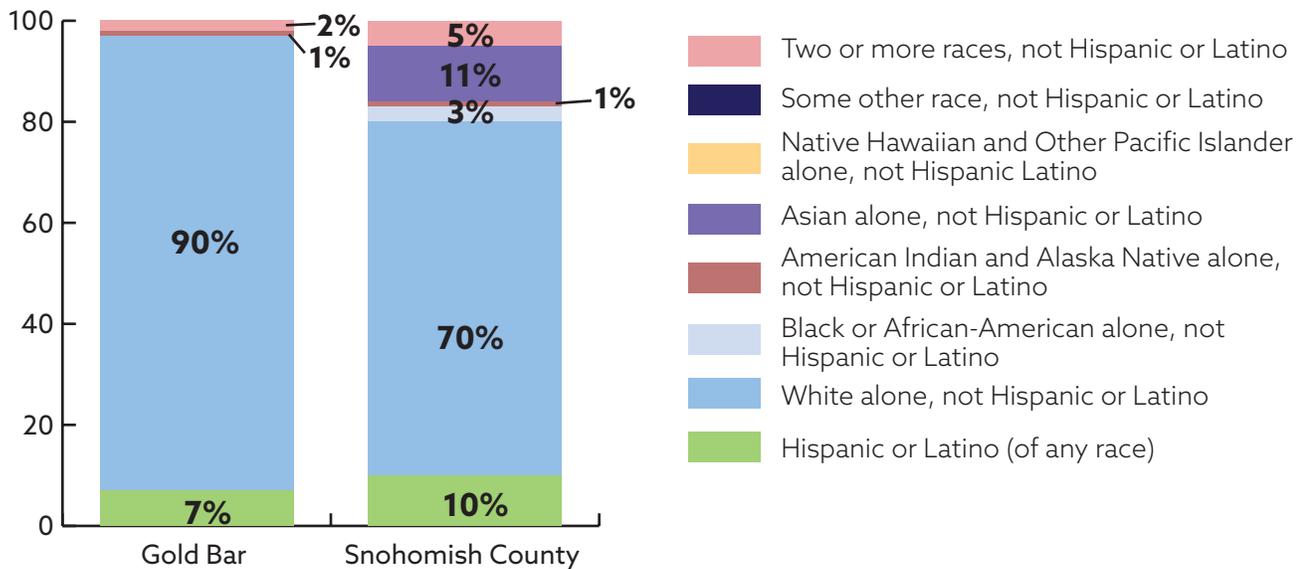
Gold Bar is not a racially or ethnically diverse population, with 90% of residents identifying as white, non-Hispanic or Latino. The remaining population identifies as Hispanic or Latino (7%), two or more races (2%), or American Indian/Alaska Native (1%). Unlike Snohomish County, no one in Gold Bar identifies as Asian or Black or African-American. Generally, the county is more diverse with 70% of persons identifying as white, 11% as Asian, 10% as Hispanic or Latino. The remaining county residents identify as two or more races (5%), Black or African-American (3%), American Indian/Alaska Native (1%), or Native Hawaiian/Pacific Islander (1%).

About 92% of Gold Bar residents only speak English at home, which is more than Snohomish County (79%). Of those Gold Bar households that speak a language other than English at home, 89% speak Spanish. The other non-English speaking households are split evenly between other Indo-European languages and other languages. Snohomish County has a greater diversity of languages with 35% of non-English speaking households speaking Asian/Pacific Islands languages. The other languages represented in Snohomish County are Spanish (32%), other Indo-European languages (25%), and other languages (8%).

There are some households with limited English proficiency meaning they may require access to language assistance services. All of Gold Bar’s households with limited English proficiency speak Spanish and make up about 1% of households in the city. This is fewer households than Snohomish County which has about 4% of households with limited English proficiency.¹

1 2015-2019 ACS 5-Year Estimates.

Exhibit 3: Race and Ethnicity of Population (Gold Bar & Snohomish County)



Source: 2015-2019 ACS 5-year estimates.



2.3 HOUSEHOLDS

A household is a single person or a group of people, related or unrelated, who live in a single dwelling unit. Understanding the make-up of households across age, race, and sizes helps us to better understand how to provide housing options for the diverse range of household types.

Exhibit 4: Households by Housing Tenure (Gold Bar & Snohomish County)

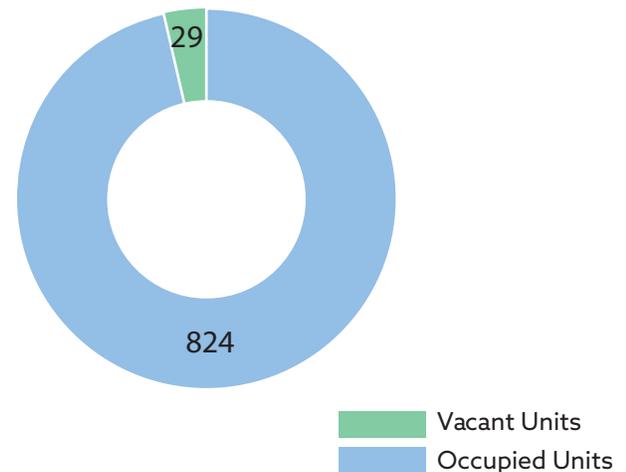
TYPE	GOLD BAR		SNOHOMISH COUNTY	
	COUNT	PERCENTAGE	COUNT	PERCENTAGE
Owner-Occupied	662	80%	197,136	67%
Renter-Occupied	162	20%	96,687	33%
Total	824		293,823	

Household Tenure and Size

In 2019, there were 853 housing units in Gold Bar, 97% of which are occupied. As shown in *Exhibit 5: Occupied Housing Units (Gold Bar)*, this indicates a 3% vacancy rate for all housing units. An occupied housing unit and household have the same meaning in the census. In Gold Bar, 80% of households are owner households, compared to 67% in Snohomish County. This means 20% of households are renter households.

As of 2019, the average household in Gold Bar has 2.25 residents. Gold Bar’s typical household sizes have significantly changed since 2010, which had an average of 2.79 residents. Owner-occupied households historically have a higher number of residents per unit than renter-occupied units. As of 2019, owner-occupied households had an average of 2.32 persons and renter-occupied households had an average of 1.98 persons. Gold Bar has few larger households, with 85% having 3 or fewer members. More than three-fourths (76%) of renter households have only one or two people.²

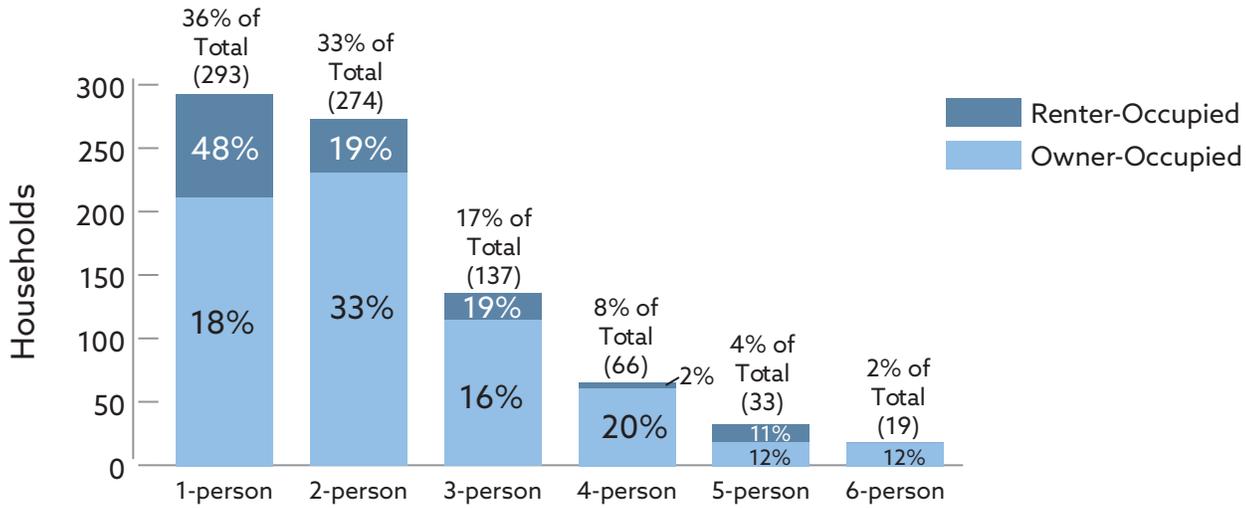
Exhibit 5: Occupied Housing Units (Gold Bar)



Source: 2015-2019 ACS 5-year estimates.

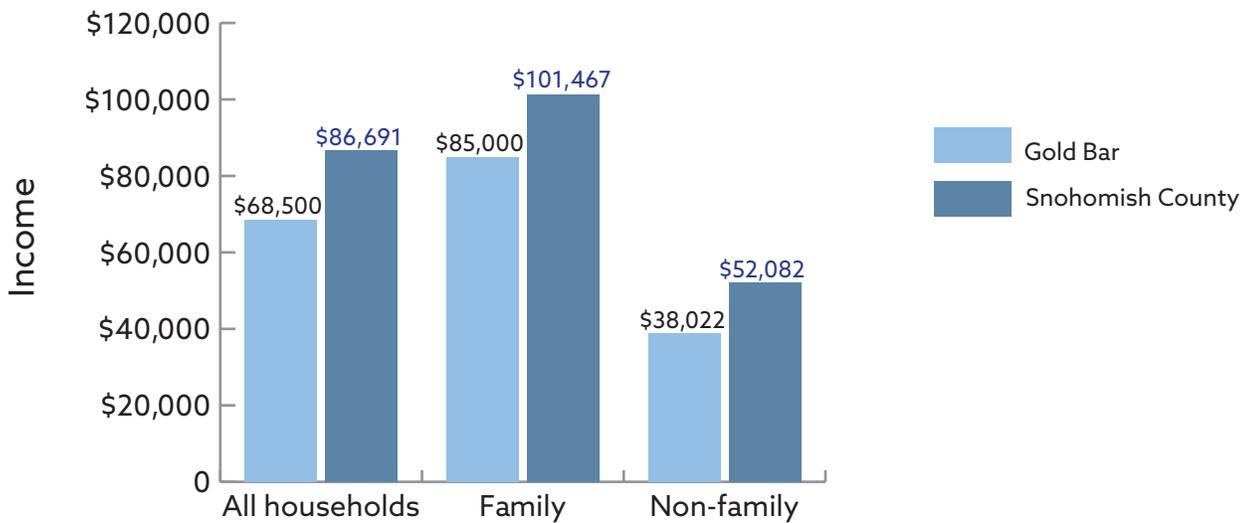
² 2015-2019 ACS 5-Year Estimates.

Exhibit 6: Household Size by Tenure (Gold Bar)



Source: 2015-2019 ACS 5-year estimates.

Exhibit 7: Median Household Income by Household Type (Gold Bar & Snohomish County)



Source: 2015-2019 ACS 5-year estimates.



Household Income

Gold Bar’s median household income is less than the income of a Snohomish County household. Households in Gold Bar have a median income of \$68,500 which is approximately 21% less than a Snohomish County household (\$86,691). The median family³ household income in Gold Bar is \$85,000 which is more than double the income of nonfamily households in Gold Bar (\$39,022). Family households in Gold Bar earn less than the Snohomish County median for families which is \$101,467. The median non-family household in the city earns less than 25% of the median non-family household in the county.⁴

Another way to evaluate household income is to analyze the income distribution and its relationship to housing affordability through Area Median Family Income (AMI). The U.S. Department of Housing and Urban Development (HUD) defines AMI by the following income groups:

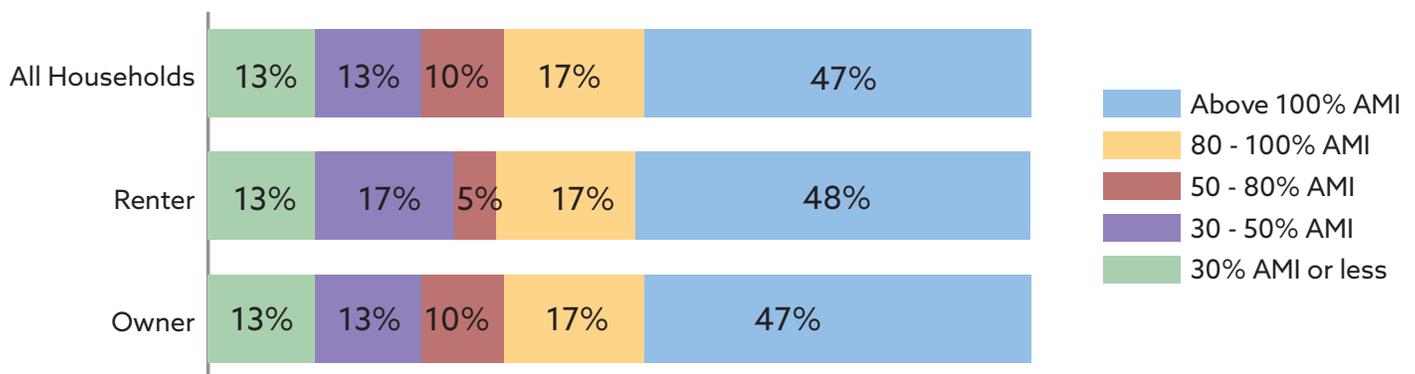
- Extremely Low Income: <30% AMI
- Very Low Income: 30-50 % AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-100 % AMI
- Above Median Income: > 100% AMI

Exhibit 8: Percentage of Households by Income Level and Tenure (Gold Bar) shows the distribution of household incomes for all Gold Bar households and then for renters and owners. Thirty-six percent (36%) of Gold Bar households are considered low-income, earning 80% AMI or less. Nearly half of all households generate an income greater than the AMI. For owners, 47% of households have an income greater than 100%. Amongst renters, 48% of households have an income greater than 100%. The remaining owner households have an even distribution of the other AMI ranges with approximately 10-17% in all other categories. AMI distribution among renters is more varied, with one-third of the remaining households earning less than 50% of the AMI.

3 In the census, a “family” is a household where two or more people are related by birth, marriage, or adoption. Therefore, family incomes are typically higher than non-family and total household incomes due to the higher earnings from potential multi-income households.

4 2015-2019 ACS 5-Year Estimates. “Income in the Past 12 Months” (Table S1901).

Exhibit 8: Percentage of Households by Income Level and Tenure (Gold Bar)



Source: HUD CHAS (based on 2014-2018 ACS 5-year estimates).

What is cost-burdened?

Cost-burdened is a metric that was developed as an amendment to the federal 1968 Fair Housing Act by Senator Edward Brooke. Senator Brooke initially drafted the proposed amendment as a response to country-wide rent increases and complaints about services in public housing complexes by capping public housing rent at 25% of a resident's income.¹ The amendment, thereafter named the Brooke Amendment, passed in 1969 and was amended again in 1981 increasing the affordability cap to 30%.

Cost-burdened households are defined as households that spend more than 30% and less than 50% of their income on housing, and severely cost-burdened households spend more than 50% of their income on housing. Households need remaining income to afford other essentials such as food, utilities, transportation, childcare, and clothing.

In recent years, the metric has been up for debate among economists, planners, and affordable housing advocates because 30% is arguably an arbitrary number that may not be adequately representing actual cost-burdens experienced in different household types. Incomes and cost of living factors vary greatly throughout the United States based on location and the robustness of the local and natural economies.

Or a household that spends greater than 30% on housing may live somewhere with better access

¹ HUD, "Rental Burdens: Rethinking Affordability Measures," 2014.

to amenities or somewhere where they can take public transportation to work, thereby reducing their transportation costs, which is normally a household's highest expense following housing. Additionally, cost-burden has the same metric for family and individual households, and owner and renter households. The economic burdens that a family may experience are vastly different than what an individual would experience, since families have additional members that require more essentials than an individual would have.

While a new metric for housing affordability is likely needed, the 30% approach still has some important uses cases. The severely cost-burdened measurement is still used by HUD in its Worst Case Housing Needs report to Congress of very low-income renting households that do not receive government housing assistance. The 30% cutoff for affordability also matches what assisted households are required to pay in HUD's Housing Choice Voucher program.

The history and flaws of the cost-burden metric are important to understanding the greater context of the metric purpose and how it should be critically considered in the overall Housing Needs Assessment. However, it is still widely agreed upon within the policy and advocacy community that households paying more than half of their income on housing is a serious issue that needs to be addressed.



Cost-Burdened Households

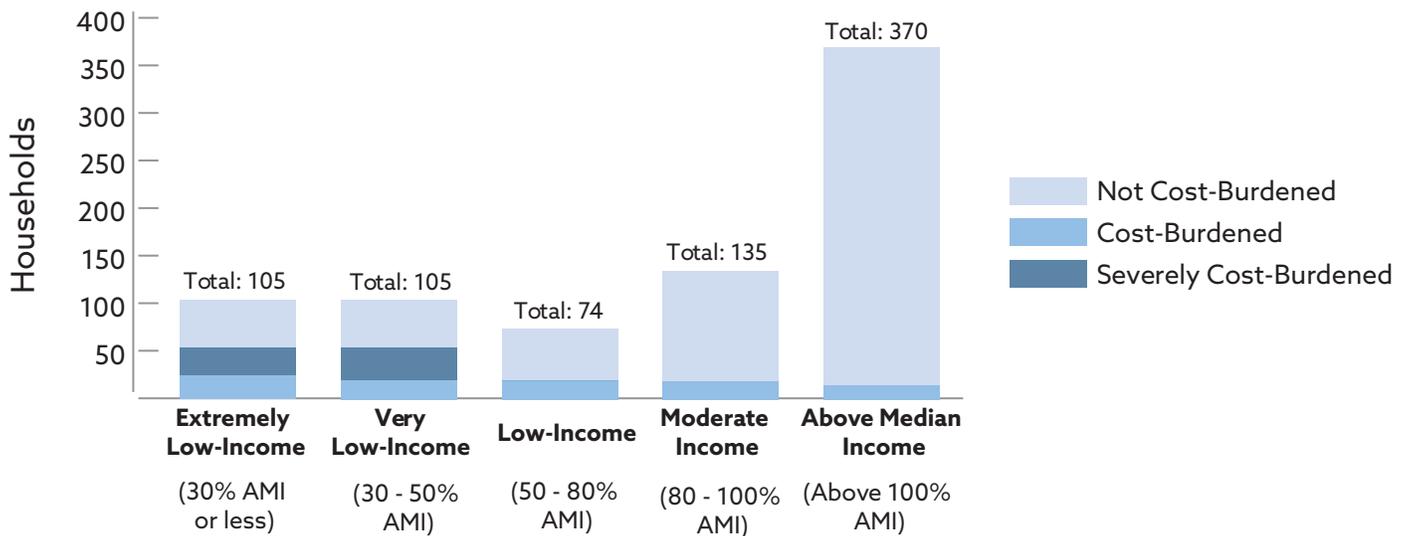
Exhibit 9: Households by Income Level and Cost-Burden Status (Gold Bar) displays the city's households in terms of cost-burden status and income. About one-fifth (21%) of Gold Bar residents are cost-burdened, with 13% spending between 30 to 50% of their income on housing costs (cost-burdened) and 8% spending more than 50% of their income on housing costs (severely cost-burdened). Very low-income households comprise 13% of all households. Proportionally, they are the most severely cost-burdened income category, with 33% being severely cost-burdened. Of low-income households (households earning 80% AMI or less), 23% are cost-burdened, and 23% are severely cost-burdened.

Exhibit 10: Proportional Cost-Burdened Households by Tenure (Gold Bar) shows that cost-burdened households are represented among both owners and renters in Gold Bar. Of the owners who are cost-burdened, 7% are severely cost-burdened and 13% are cost-burdened. For renters, 13% are severely cost-burdened and 9% are cost-burdened. These numbers indicate that Gold Bar renters are more likely to be cost-burdened.

For rental homes, two race and ethnicity categories are cost-burdened. As shown in *Exhibit 11: Renters: Proportional Cost-Burden by Race and Tenure (Gold Bar)*, 50% of Hispanic or Latino renters are severely cost-burdened. Twenty percent (20%) of white renters are cost-burdened, equally split between cost-burdened and severely cost-burdened.

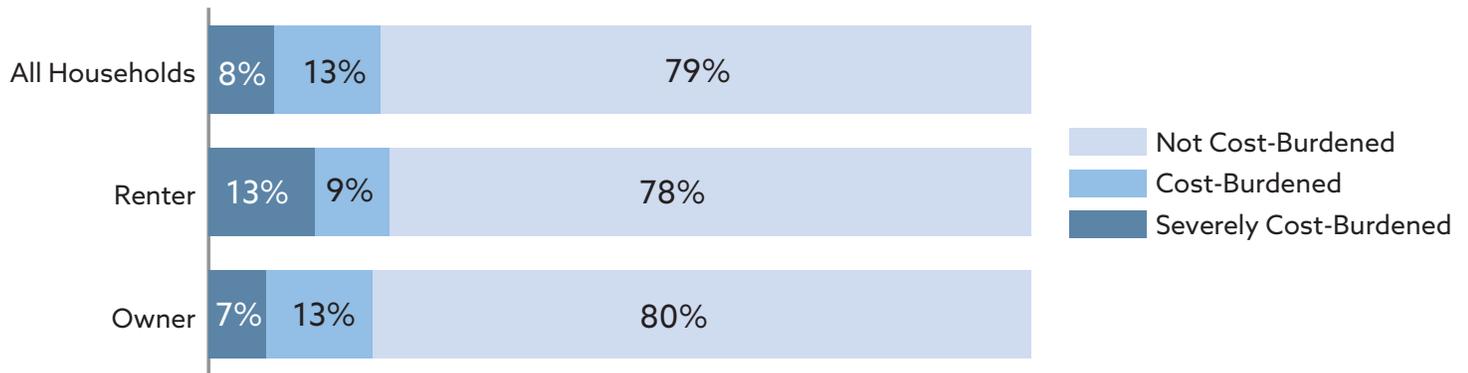
Among Gold Bar homeowners, three race and ethnicity categories are cost-burdened. Proportionally, 27% of homeowners identifying as American Indian/Alaska Native are cost-burdened. Twenty-nine percent (29%) of Hispanic or Latino homeowner households are severely cost-burdened, and 11% percent are cost-burdened. Five percent (5%) of white homeowner households are severely cost-burdened, and 14% percent are cost-burdened. These percentages are displayed in *Exhibit 12: Owners: Proportional Cost-Burden by Race and Tenure (Gold Bar)*.

Exhibit 9: Households by Income Level and Cost-Burden Status (Gold Bar)



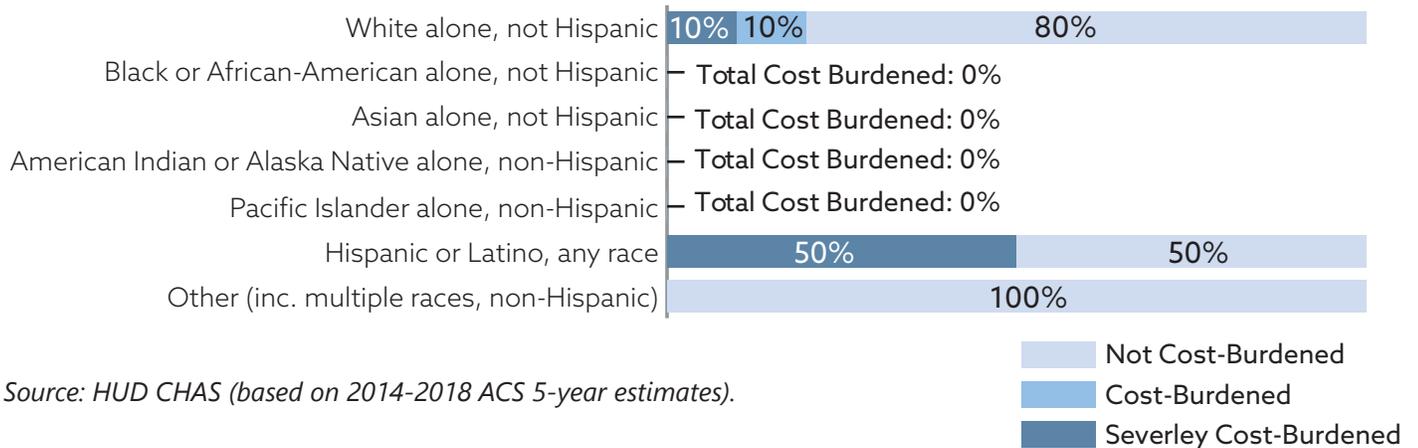
Source: HUD CHAS (based on 2014-2018 ACS 5-year estimates).

Exhibit 10: Proportional Cost-Burdened Households by Tenure (Gold Bar)



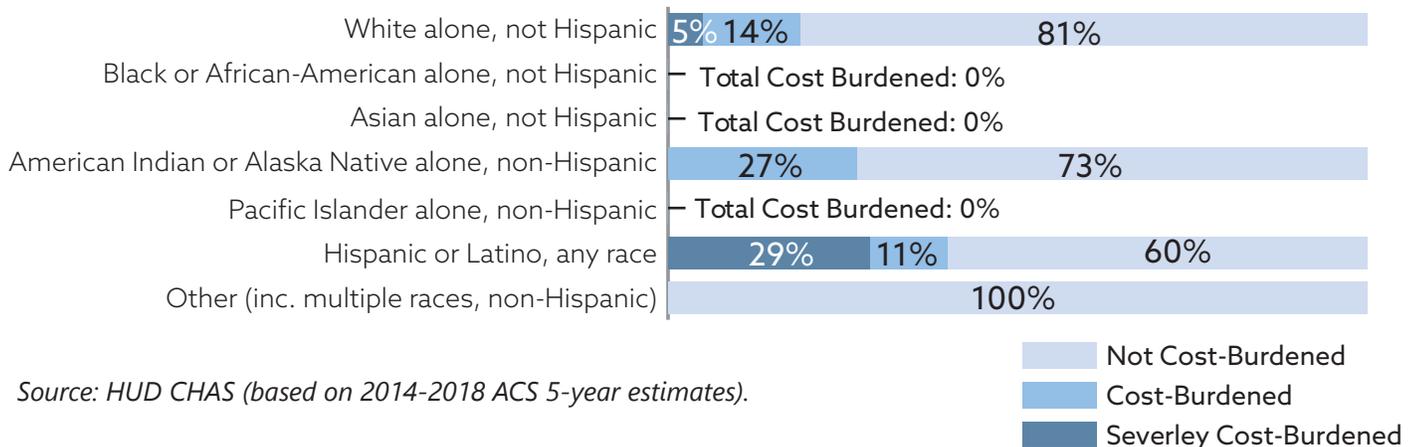
Source: HUD CHAS (based on 2014-2018 ACS 5-year estimates).

Exhibit 11: Renters: Proportional Cost-Burden by Race and Tenure (Gold Bar)



Source: HUD CHAS (based on 2014-2018 ACS 5-year estimates).

Exhibit 12: Owners: Proportional Cost-Burden by Race and Tenure (Gold Bar)



Source: HUD CHAS (based on 2014-2018 ACS 5-year estimates).



Displacement Risk

Displacement occurs when changing neighborhood conditions force residents to move and can create further financial pressures that impact job growth and housing distribution. Forecasting areas facing higher displacement risks can help cities be more aware of socioeconomic strains residents are coping with and prepare comprehensive policies that support racially and economically diverse communities.

The Puget Sound Regional Council (PSRC) issued a 2019 Displacement Risk Report⁵ identifying areas where residents and businesses are at the greatest risk of displacement. The PSRC uses the following five generalized categories to calculate a city's score determining their respective risk level:

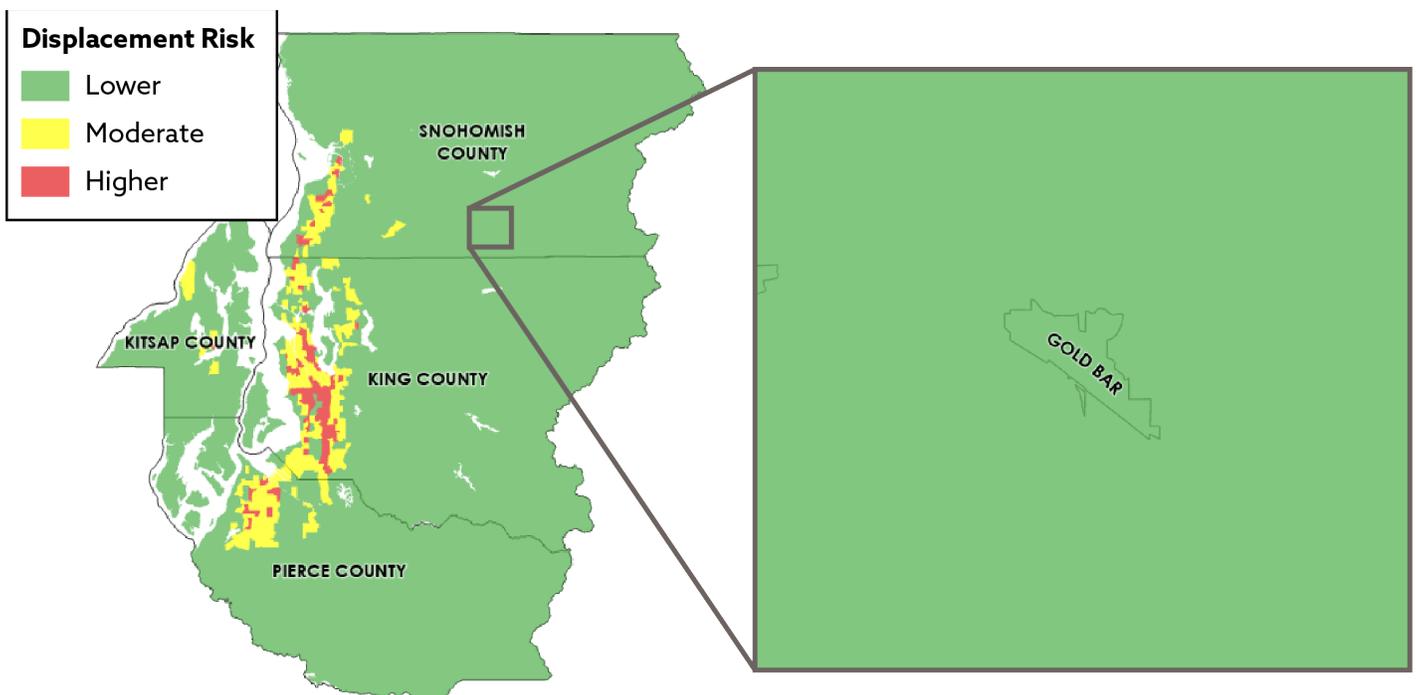
1. Socio-Demographics: Examines the race, ethnicity, linguistics, education, housing tenure and costs, and household income.
2. Transportation Qualities: Assesses access to jobs by car and transit and proximity to existing and/or future transit.
3. Neighborhood Characteristics: Analyzes the proximity of residents to services, retail, parks, schools, and high-income areas.
4. Housing: Reviews development capacity and median rental prices.
5. Civic Engagement: Measured by voter turnout.

Each category has multiple indicators that are standardized and weighted to determine an ultimate score. Each city's score is compiled into an overall index and risk level is determined by how the city fits in to the overall PSRC's data.

Scoring is broken down into three categories: high risk, moderate risk, and low risk. *Exhibit 13: PSRC Displacement Risk (Gold Bar)* shows the PSRC's Displacement Risk Map describing Gold Bar's risk as low risk, meaning Gold Bar scored lower than more than half of other cities in Snohomish, King, Kitsap and Pierce Counties in the indicator categories listed above.

⁵ PSRC, "Displacement Risk Mapping," 2019.

Exhibit 13: PSRC Displacement Risk (Gold Bar)



Source: PSRC, "Displacement Risk Mapping," 2019.

Residents with Special Housing Needs

While it is vital to understand which households are struggling with housing costs across all economic segments of the community, it is also important to analyze how different household types are affected because of their distinct characteristics. Residents who are disabled may have special housing needs or require supportive services. They may be on a limited budget and have higher medical costs than the average household.

Exhibit 14: Households by Disability Status and Income Level (Gold Bar) shows Gold Bar households with one or more housing problems and a disability status by income level. Housing problems are defined as one or more of the following: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or cost-burdened. Overall, there are 177 households that have both a housing problem and a disability status, accounting for about 22% of the city's total households. Of these, 69% fall into a low-income category, earning 80% or less of the AMI. It is important to be aware of these populations as the City plans how to address the housing needs of the community as a whole.

Exhibit 14: Households by Disability Status and Income Level (Gold Bar)

DISABILITY STATUS	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE INCOME	TOTAL HOUSEHOLDS WITH 1 OR MORE HOUSING PROBLEMS
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)	
Hearing or Vision Impairment	4	15	4	20	43
Ambulatory Limitation	20	25	4	15	64
Cognitive Limitation	4	4	4	4	16
Self-Care or Independent Living Limitation	15	20	4	15	54
None of the above	30	30	10	15	85
Total	73	94	26	69	262

Source: HUD CHAS (based on ACS 2014-2018 5-year estimates).

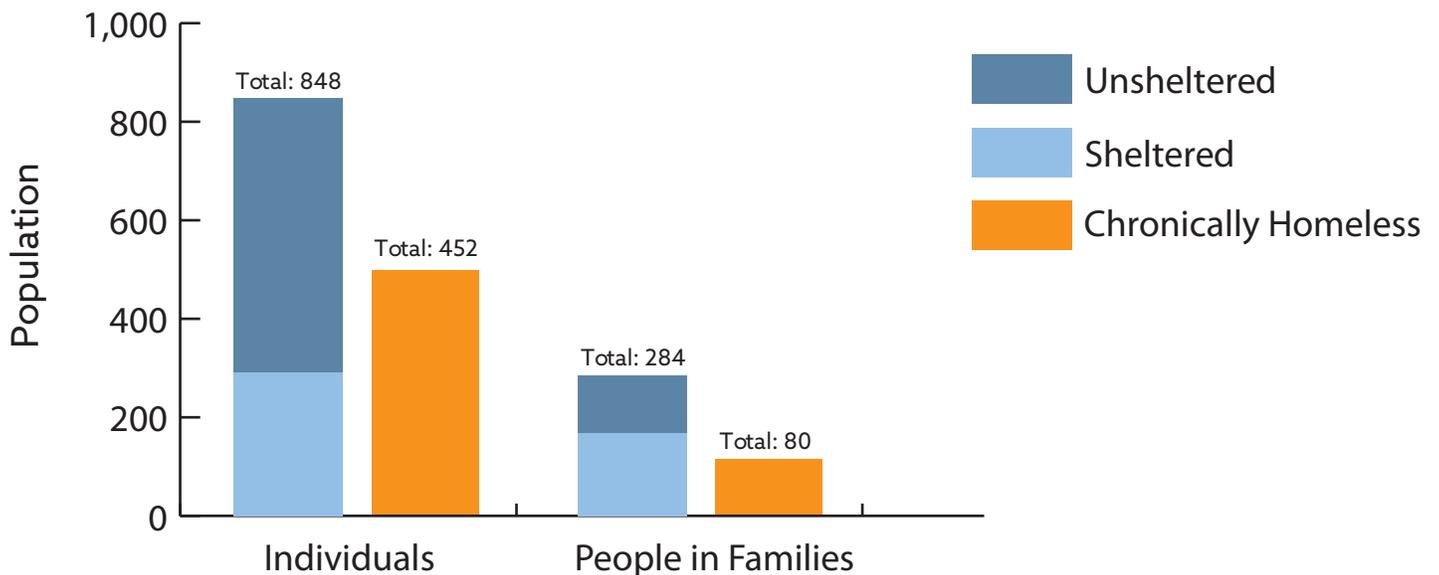


Homelessness

HUD estimates the number of homeless individuals and counts people in shelters, soup kitchens, and identified outdoor locations by working with local service providers to record an accurate count of homeless individuals, but it is likely that the number is underreported since service providers range in location, availability, and staffing. During the 2020 Point-in-Time Count, there were approximately 1,132 people experiencing homelessness in Snohomish County. About 60% of them were unsheltered, and almost half of them are chronically homeless.

The intent of transitional housing is generally to house individuals or families for a limited time after a crisis, such as homelessness, job loss, or domestic violence, and stays can range from two weeks to two years. Transitional housing is a strategy in addressing the homeless crisis in longevity by setting people up for success by creating temporary housing security. Gold Bar does not have any transitional or subsidized housing.

Exhibit 15: Point in Time Count 2020 (Snohomish County)



Source: HUD, 2020.

How will the HNA and HAP address homelessness?

According to a report published by the Department of Commerce in 2017, the number of people experiencing homelessness has been increasing in Washington since 2013 following 8 years of steady improvement. Through an examination of the potential drivers of the upward trend, it was found that the increase is overwhelmingly caused by growing rents that have driven people at the margins into homelessness. It also looks at other perceived causes of homelessness such as family instability, overall alcohol and drug dependence, and lower educational attainment, all of which have been declining since 2013.

One factor that has intensified the problems caused by rent increases is very low vacancy rates. With low vacancy rates, people are priced out of one place and find it difficult to find another even when they have sufficient income or rental assistance to pay market rents. Vacancy rates below 3% are generally considered too low and can lead to housing price inflation.

In addressing the issue of homelessness, there has to be consideration given both to how to meet the needs of the people already experiencing homelessness and to how to prevent people from becoming homeless in the first place. As for the former, addressing the needs of the homeless population requires a multi-faceted systemic approach that includes housing, but also requires human services, health services, job trainings, and much more. Many of these factors are beyond the scope of what is covered in this Housing Needs Assessment and what can be confronted through a housing action plan. However, regarding the latter, considering the factors that may push people into homelessness and attempting to negate those is within the scope of the HNA and HAP. This proactive approach is still essential to addressing the issue at large.



2.4 WORKFORCE PROFILE

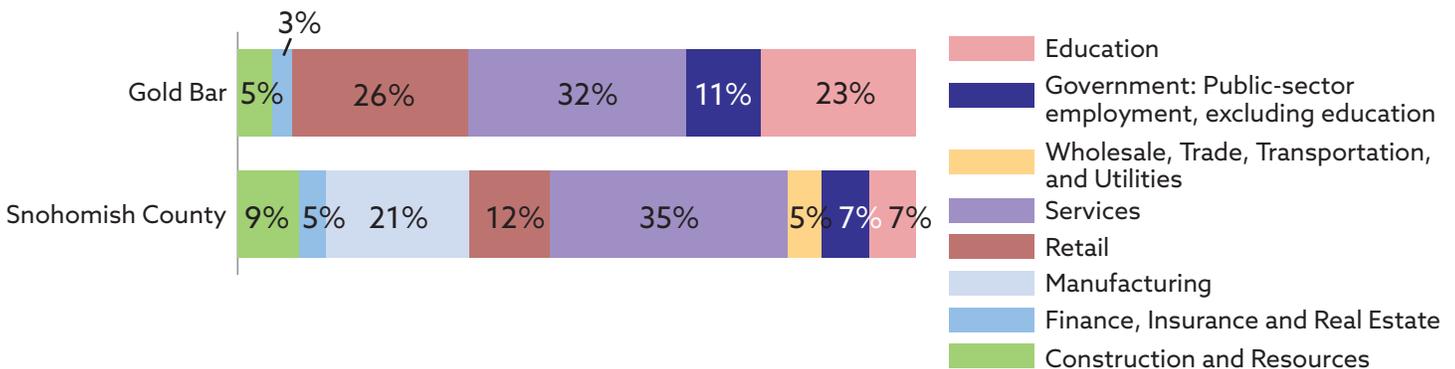
Citywide Employment

In 2020, PSRC identified the primary employment opportunities in Gold Bar as Services (32%) followed by Retail (26%) with a total of 222 jobs. Services is also the major industry sector in Snohomish County at 35% followed by Manufacturing (21%). The major industry sectors are compared proportionally in *Exhibit 16: Employment by Industry (Gold Bar & Snohomish County)*. The employment categories shown in this exhibit are broader than the detailed North American Industry Classification System (NAICS) job sectors displayed on the next page.

Exhibit 18: Jobs Held by Residents by NAICS Industry Sector (Gold Bar & Snohomish County) is a table that displays within which industry sectors Gold Bar residents work compared to residents of the county. Most residents of Gold Bar work in Manufacturing (16%) and Construction (13%). Manufacturing (14%) is also largest employment sector for county residents followed by Health Care and Social Assistance (13%).

The city has a far greater number of housing units compared to jobs, providing about 4 times as much housing as jobs. The Gold Bar jobs-to-housing ratio is 0.25. Snohomish County has a jobs-to-housing ratio of 0.91 (*Exhibit 17: Jobs-to-Housing Ratio (Gold Bar & Snohomish County)*). A jobs-to-housing ratio in the range of 0.75 to 1.5 is typically considered ideal for reducing vehicle miles traveled, meaning it is more likely people can live near where they work. Commuting is discussed further in the next section. *Exhibit 19: Job Density (Gold Bar)* describes the concentration and density of jobs, demonstrating the city’s employment sector is primarily located along Route 2.

Exhibit 16: Employment by Industry (Gold Bar & Snohomish County)



Source: PSRC, 2020.

Exhibit 17: Jobs-to-Housing Ratio (Gold Bar & Snohomish County)

	GOLD BAR	SNOHOMISH COUNTY
Jobs	222	292,958
Housing Units	892	321,523
Jobs-to-Housing Ratio	0.25	0.91

Source: PSRC, 2020; OFM, 2020.

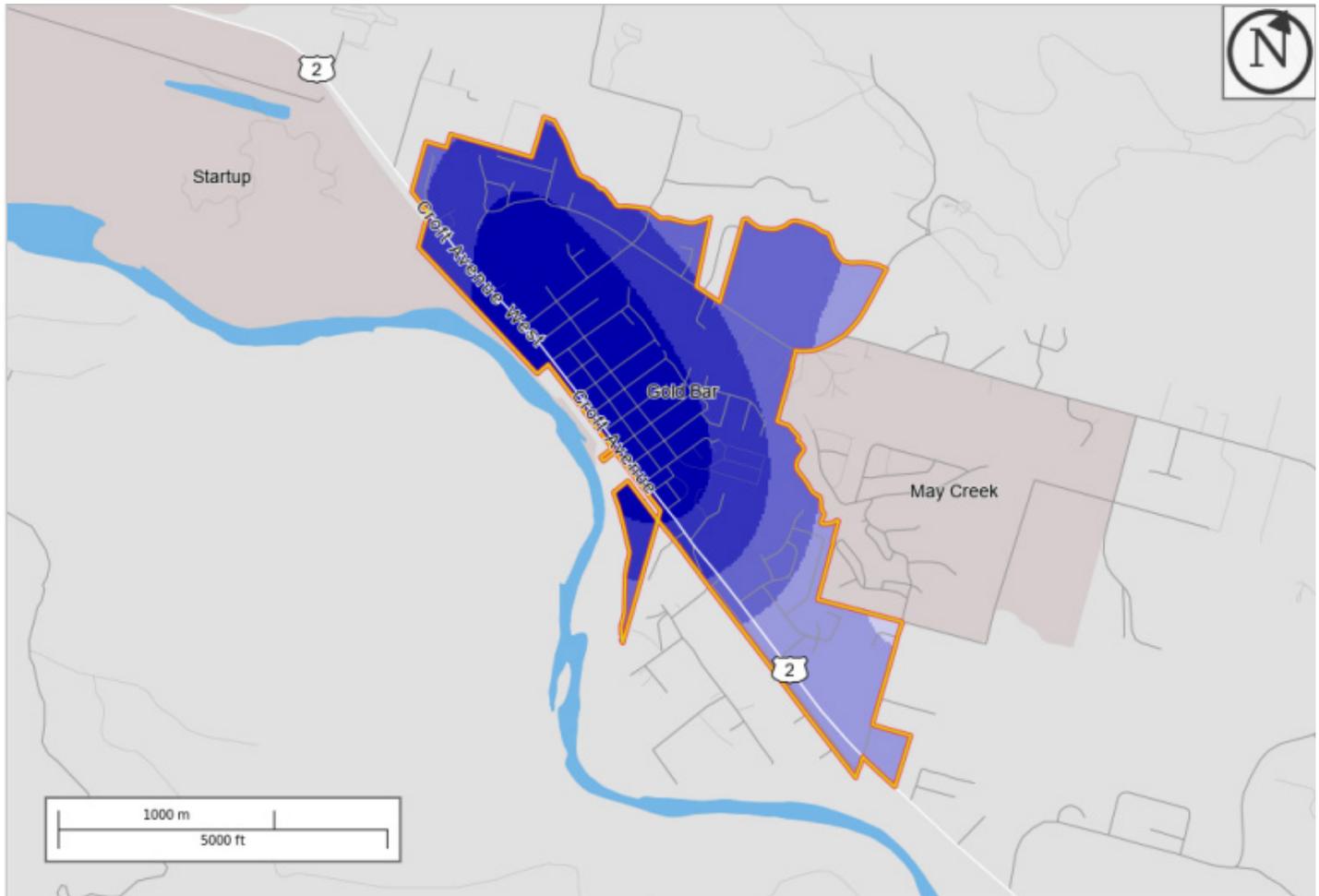


Exhibit 18: Jobs Held by Residents by NAICS Industry Sector (Gold Bar & Snohomish County)

JOBS HELD BY RESIDENTS	GOLD BAR		SNOHOMISH COUNTY	
	COUNT	PERCENTAGE	COUNT	PERCENTAGE
Agriculture, Forestry, Fishing and Hunting	14	1%	2,669	1%
Mining, Quarrying, and Oil and Gas Extraction	1	0%	248	0%
Utilities	8	1%	2,083	1%
Construction	133	13%	31,054	8%
Manufacturing	168	16%	55,501	14%
Wholesale Trade	36	3%	14,587	4%
Retail Trade	128	12%	42,260	11%
Transportation and Warehousing	30	3%	10,213	3%
Information	23	2%	17,037	4%
Finance and Insurance	20	2%	11,858	3%
Real Estate and Rental and Leasing	13	1%	6,476	2%
Professional, Scientific, and Technical Services	41	4%	26,780	7%
Management of Companies and Enterprises	9	1%	5,376	1%
Administration & Support, Waste Management and Remediation	52	5%	19,757	5%
Educational Services	76	7%	27,932	7%
Health Care and Social Assistance	102	10%	50,749	13%
Arts, Entertainment, and Recreation	24	2%	9,085	2%
Accommodation and Food Services	79	8%	30,114	8%
Other Services (excluding Public Administration)	19	2%	12,608	3%
Public Administration	57	6%	14,537	4%
Total	1,033		390,924	

Source: OnTheMap, 2019.

Exhibit 19: Job Density (Gold Bar)



Source: OnTheMap, 2019.

- 5 - 11 Jobs/Sq.Mile
- 12 - 32 Jobs/Sq.Mile
- 33 - 65 Jobs/Sq.Mile
- 66 - 113 Jobs/Sq.Mile
- 114 - 174 Jobs/Sq.Mile



Commuting

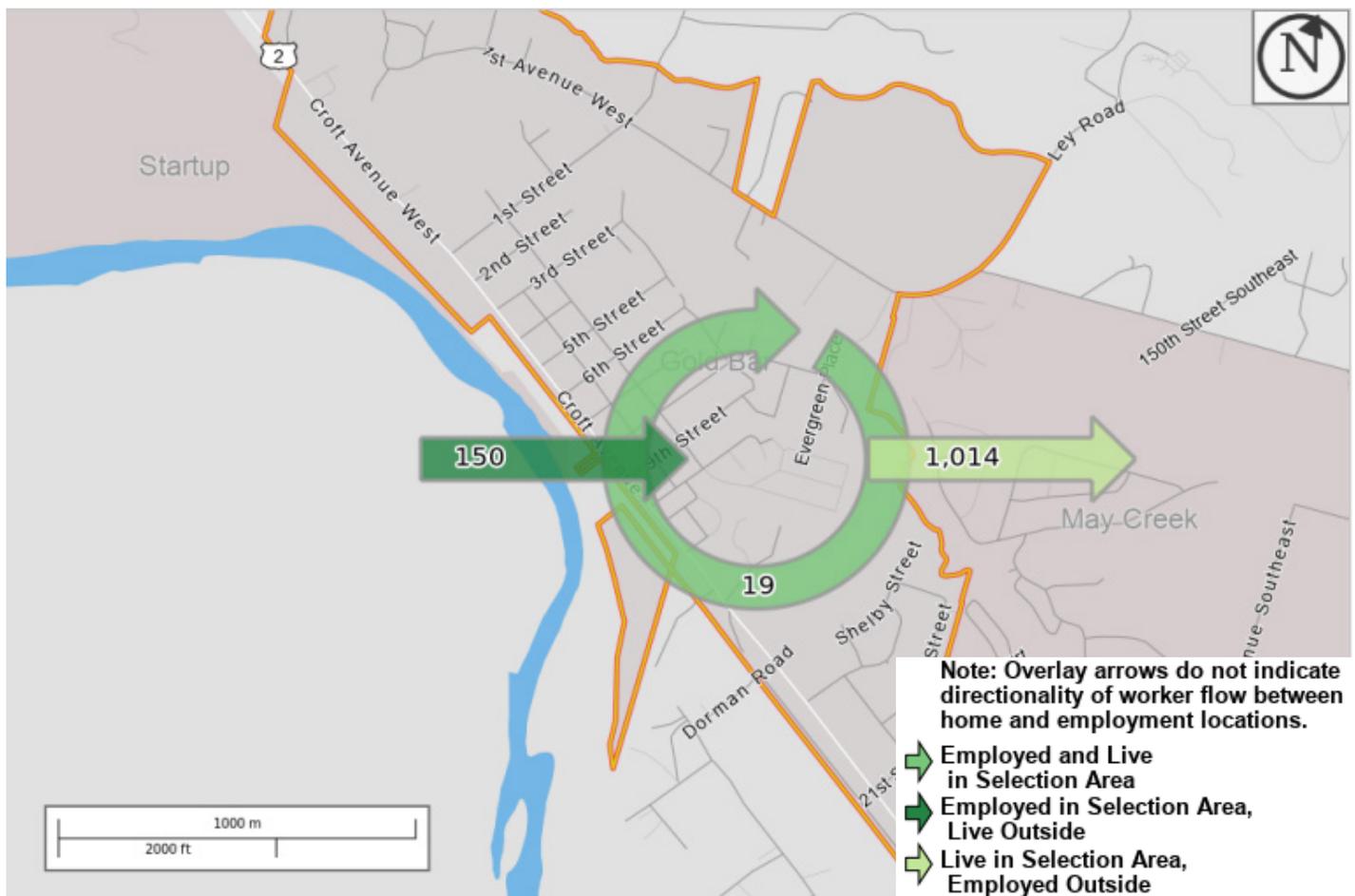
A factor to consider related to employment is the distance someone travels to and from work. Because a person’s job is often the place they travel to the most, the distance between home and their place of employment matters as it relates to how much they spend on transportation costs. After housing costs, transportation costs are generally a household’s second largest expense. A picture of affordability is not complete without considering transportation.

Census OnTheMap data reveals only about 11% of residents both live and work in Gold Bar. More than half (51%) of Gold Bar’s workforce is traveling over 25 miles to their jobs. *Exhibit 20: Inflow/Outflow Counts of all Jobs (Gold Bar)* shows the inflow and outflow of people commuting to work or who is entering and leaving the city for work. As previously said, a vast majority of the Gold Bar residents work outside the city’s limits.

Gold Bar residents commute to Monroe (12%), Seattle (10%), or Sultan (8%) for employment as shown in *Exhibit 21: Employment Locations of Residents (Gold Bar)*. Almost half of the people (47%) who commute from Gold Bar for employment travel less than 10 miles to work.

It should be noted that this data is from 2019 and therefore from prior to the COVID-19 pandemic, which had a large effect on traditional commuting patterns. There was a period when most non-essential workers were working from home, thereby likely not incurring the transportation costs to which they had been accustomed. While many places of employment have shifted back to requiring employees to come back to the office full-time or allowing more of a hybrid approach, it is still too soon to exactly determine the lasting impacts the pandemic will have on the daily commute. Regardless, remote work in either a full-time or hybrid format seems like it will remain an option long-term for many employees. While transportation costs associated with a commute may not hold the same power as a factor when someone is choosing where they are going to live as it once did, it is still important to note when thinking about overall location affordability. Location affordability and the metrics that are considered are discussed later in this report.

Exhibit 20: Inflow/Outflow Counts of all Jobs (Gold Bar)



Source: OnTheMap, 2019.

Exhibit 21: Employment Locations of Residents (Gold Bar)

WHERE WORKERS WHO LIVE IN GOLD BAR ARE EMPLOYED	GOLD BAR	
	COUNT	PERCENTAGE
Monroe, WA	124	12%
Seattle, WA	106	10%
Sultan, WA	82	8%
Everett, WA	65	6%
Bellevue, WA	38	4%
Kirkland, WA	36	3%
Redmond, WA	36	3%
Maltby CDP, WA	35	3%
Bothell, WA	25	2%
Renton, WA	21	2%
All Other Locations	465	45%
Total	1,033	

Source: OnTheMap, 2019.

Employment Projections

Long term employment projections are prepared by the Washington State Employment Security Department (ESD) based on estimates of average annual job openings and population growth. ESD breaks down anticipated employment projections by industry for counties or groups of counties. The 2021 ESD Projections Report contains estimates for a 5 and 10-year window in Snohomish County. The industries anticipating the largest growth between 2019 and 2029 are Transportation, Warehousing, and Utilities, Education and Health Services, and Professional and Business Services with an average growth rate of 1.08%, 0.78%, and 0.61% respectively.



KEY TAKEAWAYS: COMMUNITY OVERVIEW

Populations

- The overall population is growing in the City, with a 20% increase over the last two decades. Gold Bar is skewed towards having an older population with 45 years as the average resident age and is higher than Snohomish County's average of 38 years.
- Nearly half (44%) of Gold Bar's population is over the age of 50.
- Gold Bar is predominately a white (90%) community with a lower ratio of other race categories represented amongst the city population compared to the overall County.
- Families primarily speak English at home (92%). Of the 8% that do not primarily speak English at home, most speak Spanish.

Households

- Gold Bar is primarily a home-owner community with 80% of dwelling units being owner-occupied and 20% being renter-occupied. There is a low vacancy rate (3%) indicating a high demand for housing.
- The average household size is 2.25 residents and has significantly decreased since 2010. Owner-occupied homes have a higher average family household size (2.32 persons) than renters (1.98 persons).
- Gold Bar households have a median income of \$68,500 which is 21% less than the median County household earns. Families had a median income of \$85,000. Nonfamily households' average income was \$39,022.
- Thirty-six percent (36%) of Gold Bar households are considered low-income, earning 80% AMI or less.
- Proportionally, very low-income households are the most cost-burdened income category, with 33% being severely cost-burdened.
- Renters experience the most financial strain, with 9% of renters being cost-burdened and 13% severely cost-burdened.
- Eight-five percent (85%) of Gold Bar households have 3 or fewer members.
- PSRC determined the city as a whole falls under the low displacement risk category.

Employment Trends

- Gold Bar has some available lands for development.
- The jobs-to-housing ratio is 0.25, and indicates there is nearly four times as many housing units than jobs.
- Most residents commute out of Gold Bar for work; most travel to Monroe or Seattle.
- Forty-seven percent (47%) of Gold Bar's workforce lives outside the City. The top two industry sectors in Gold Bar are Services (32%) and Retail (26%).

Part 3: Housing Conditions

3.1 HOUSING INVENTORY

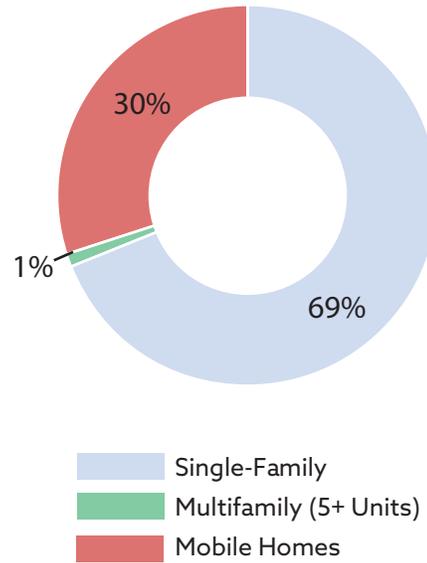
Housing Units by Type and Size

As of 2021, there are 899 housing units in Gold Bar. This represents a 16.9% increase in supply since 2000. This increase is shown in *Exhibit 23: Housing Units, 2000 to 2021 (Gold Bar)*. *Exhibit 22: Housing Inventory by Type (Gold Bar)* describes the breakdown of housing units by type. Two-thirds or 65% of the housing units are single-family homes. The remaining housing units are split between mobile homes (32%) and units in multifamily buildings with 5 or more units (3%).

While more than half of all households (69%) contain only one or two people, one-bedroom and two-bedroom units comprise just 27% of the city's housing stock. Seventy-three percent (73%) of housing units in Gold Bar have 3 or 4 bedrooms. There is an oversupply of larger units compared to the distribution of household sizes.⁶

⁶ 2015-2019 ACS 5-year estimates.

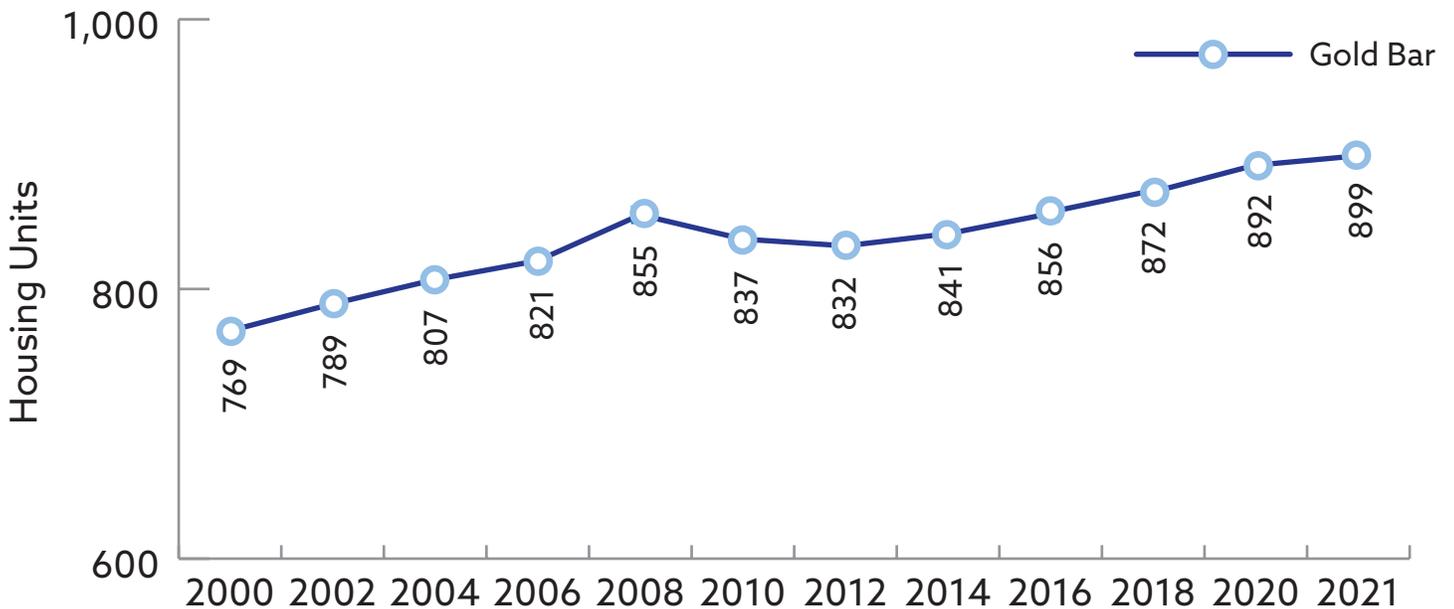
Exhibit 22: Housing Inventory by Type (Gold Bar)



Source: 2015-2019 ACS 5-year estimates.

Note: Data from City of Gold Bar indicates the city contains 6 duplexes (12 total dwelling units) that are not reflected in this ACS data.

Exhibit 23: Housing Units, 2000 to 2021 (Gold Bar)



Source: OFM, 2021.



Exhibit 24: Age of Housing Stock (Gold Bar)

BUILT DATE	PERCENTAGE
Built 2010 to 2019	0%
Built 2000 to 2009	27%
Built 1990 to 1999	24%
Built 1980 to 1989	14%
Built 1970 to 1979	12%
Built 1960 to 1969	7%
Built 1950 to 1959	1%
Built 1940 to 1949	0%
Built 1939 or earlier	14%

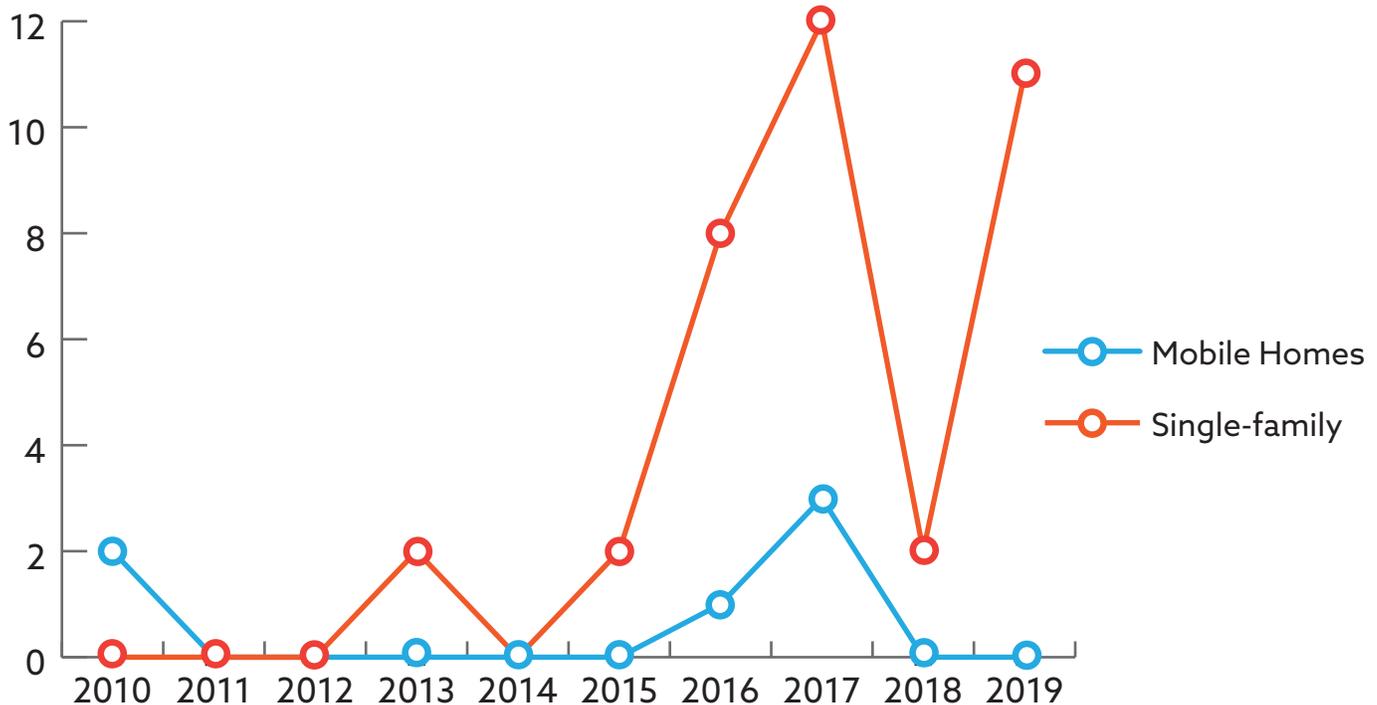
Source: 2015-2019 ACS 5-year estimates.

Housing Age and Production

Exhibit 24: Age of Housing Stock (Gold Bar) describes the age of housing units in Gold Bar by when the structures were built. A third (34%) of the current housing stock was constructed before 1970, with 14% built before 1939. As these homes continue to age, there will be a greater need to repair, maintain, and rehabilitate older structures. Another 39% of the housing stock was developed between 1980 and 1999, with the largest growth happening between 1990 to 1999. Almost all remaining homes (27%) were constructed between 2000 and 2009. Minimal units were constructed between 2010 and 2019 when accounting for the total housing stock.

The PSRC records permit data on housing units and tracks what type of units are built or demolished, as shown in Exhibit 25: Permitted Units, 2010 - 2019 (Gold Bar). Between 2010 and 2019, the city did not lose any housing units and gained an average of 4 new units annually. A major increase in permits occurred between 2016 and 2019 with 37 permits being issued, 90% of which went toward the construction of single-family units. The remaining permits (10%) were issued for mobile home units.

Exhibit 25: Permitted Units, 2010 - 2019 (Gold Bar)



Source: PSRC, 2019.



3.2 HOME OWNERSHIP

Home ownership is an important topic to consider since it is the main way most American families accumulate generational wealth. There are also typically more home ownership opportunities compared with rental opportunities in advantaged neighborhoods, which provide access to higher performing school districts, amenities, and social capital that can lead to better opportunities. Approximately 80% of housing units in Gold Bar are owner-occupied. Of households that are owner-occupied, approximately 96% are white.

Exhibit 26: Age of Owners (Gold Bar) show the home ownership rate by age group. The represented age is that of the householder. The 85 years and over age groups have the highest rates of ownership at 100%. Households that are 35 to 44 years old have the lowest ownership rate at 65% of households in that age group. Gold Bar homeownership rates are much higher than other communities, a trend possibly explained by relatively lower cost of living, limited renting options, and an older average age among Gold Bar residents.

Exhibit 26: Age of Owners (Gold Bar)

AGE OF HOMEOWNERS	PERCENTAGE OF HOUSEHOLDS IN AGE GROUP
Under 35 years	89%
35 to 44 years	65%
45 to 54 years	83%
55 to 64 years	86%
65 to 74 years	78%
75 to 84 years	69%
85 years and over	100%

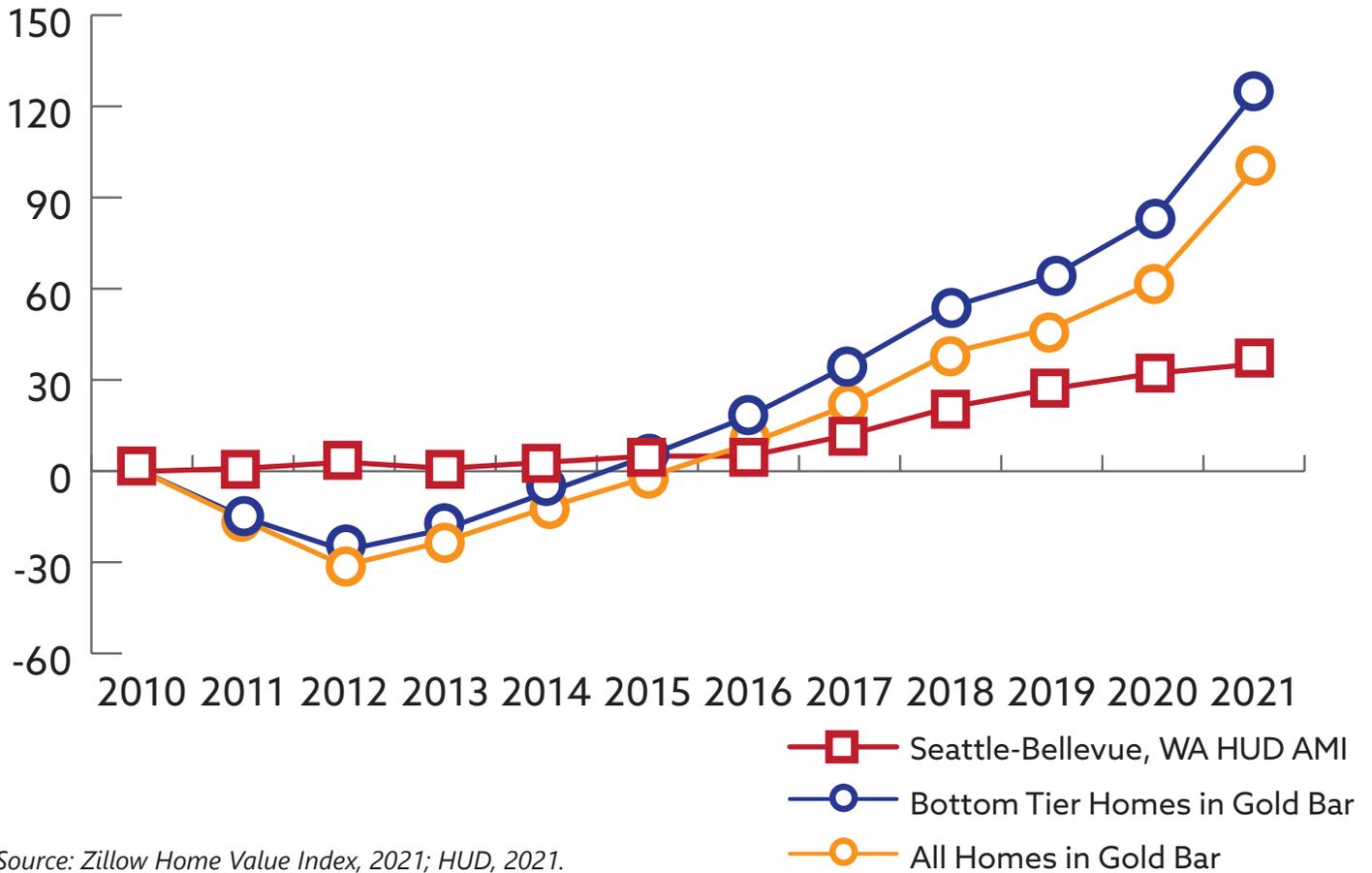
Source: 2015-2019 ACS 5-year estimates.

Exhibit 27: Percent Change in Home Values and HUD AMI Since 2010 (Gold Bar) shows the percent change in median home value and bottom tier home value from 2010 to 2021 in comparison to the percent change in HUD AMI. The data reflects the decrease in home value following the Great Recession at the end of the 2000s. However, median home values have been increasing since 2016. In 2021, the median home value in Gold Bar was \$420,120 which is over twice the median home value of \$211,158 in 2010. This is reflective of the regional population boom and increasing housing shortage. Bottom tier homes in Gold Bar, which are described by Zillow as those in the 5th to 35th percentile of all units by value, followed a similar trend and grew 224% since 2010 which is a higher percentage the median home value increase. In 2021, the average bottom tier home cost \$346,316.

Over the same period, Seattle-Bellevue area median income has also grown but not at the same rate as housing values. Between 2010 and 2021, the Seattle-Bellevue AMI was fairly stagnant the first half of the decade but grew to \$115,700 by 2021, which is a 35% increase from 2010. In 2019, the household median income in Gold Bar was \$68,500 which is 59% of the Seattle-Bellevue, WA HUD AMI in the same year. The key takeaway here is that median housing costs have far outpaced regional wage growth, meaning that ownership affordability is getting further and further out of reach.



Exhibit 27: Percent Change in Home Values and HUD AMI Since 2010 (Gold Bar)



Source: Zillow Home Value Index, 2021; HUD, 2021.

How is home ownership affordability calculated?

Home ownership affordability was calculated using the Zillow Home Value Index (ZHVI) which provides median home values for all ownership homes (single family residential and condos) as well as averages among "Bottom Tier" homes (those in the 5th to 35th percentile of all units by value) and "Top Tier" (those in the 65th to 95th percentile of all units by value). The ZHVI represents the whole housing stock and not just homes that list or sell in a given month.

The monthly mortgage payment for these homes was calculated using several assumptions:

- The down payment is 20% for the Median Home and Bottom Tier Home calculations; therefore, the mortgage amount is 80% of the home value.
- Mortgage term is 30 years, so there are 360 payments over the course of the loan.
- Interest rate is the FreddieMac national average for a 30-year fixed-rate mortgage from 2019.
- Monthly property taxes are assumed to be the County average.
- Monthly insurance payments are assumed to be 0.5% of the home's value.

The First Time Homebuyer calculations are based on a metric used by the Washington Center for Real Estate Research to assess housing affordability for a given area given the assumptions for a first-time homebuyer. These assumptions differ from those listed by assuming the home value is 85% of the median and the down payment is 10% of the home value.

These assumptions provided the monthly costs expected to be paid for the three home value types. The monthly costs were divided by .3 and multiplied by 12 to determine the minimum annual income needed to afford them (i.e., not be cost-burdened). Note that monthly utility payments are not included because of lack of data for estimating these costs, so affordability may be overestimated.

Home Ownership Affordability

Exhibit 28: Cost of Home Ownership (Gold Bar) describes the approximate incomes needed to afford a median or bottom-tier home. It also estimates annual income needed for a first-time homebuyer, which is explained further in the Home Ownership Affordability call-out. To afford a median priced home in Gold Bar, a minimum annual income of \$61,992 is required, which is 57% of HUD AMI and 90% of the City's median income. A bottom tier home requires a household income of \$50,465, or 46% of HUD AMI.

Exhibit 29: Percentage of All Households by Income Bracket (Gold Bar) shows the percentages of households by income bracket. At least 43% of households cannot afford a median value home. Furthermore, ACS data is also not available on household savings, so even if a household has a high enough income, it is impossible to estimate whether they have enough savings for a down payment.

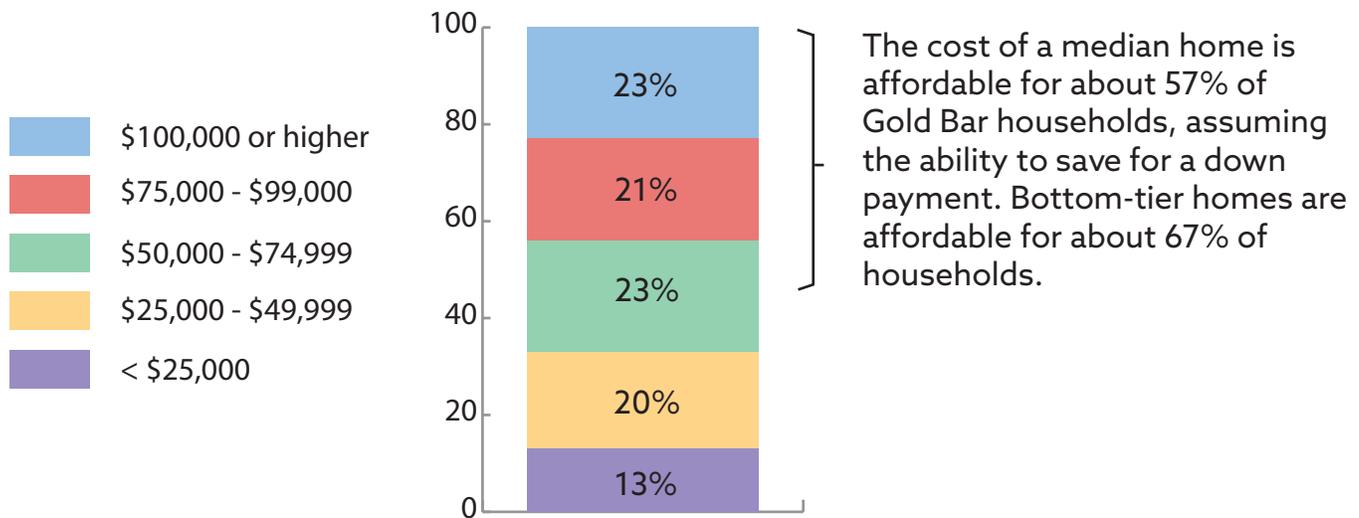


Exhibit 28: Cost of Home Ownership (Gold Bar)

	MEDIAN HOME	BOTTOM TIER-HOME	FIRST TIME HOMEBUYER
Sales Price	\$311,307	\$253,423	\$264,611
Assumed down payment	\$62,261	\$50,685	\$26,461
Mortgage amount	\$249,046	\$202,738	\$238,150
Monthly mortgage payment	\$1,180	\$961	\$1,163
Monthly Income Needed	\$5,166	\$4,205	\$4,924
Annual Income Needed	\$61,992	\$50,465	\$59,082
% of HUD AMI	57%	46%	54%
% of City Median Income	90%	74%	86%

Source: Zillow Home Value Index, 2019; HUD, 2019; 2015-2019 ACS 5-year estimates.

Exhibit 29: Percentage of All Households by Income Bracket (Gold Bar)



Source: 2015-2019 ACS 5-year estimates.

3.3 RENTAL HOUSING

About 20% of the city’s housing stock are rental units, or approximately 162 housing units total. Most renters (93%) identify as white, and the rest are evenly split between identifying as some other race or two or more races. There are no other minorities identified as residing in a rental unit. *Exhibit 30: Age of Renters (Gold Bar)* shows the number of renter households by age group, displaying the inverse percentages discussed previously in the Home Ownership section. The 35 to 44 age group has the highest rate of renter households at 35% of all households within that age group followed by the 75 to 84 age group at 31%. All other age groups show few renters with 22% or fewer households in each age category residing in rental units.

Rental Housing Costs

As of 2019, the median rent in Gold Bar was \$1,024, which is about \$400 less than Snohomish County’s median rent of \$1,438. Approximately 74% of households can afford the median rental cost. Gold Bar’s median income is \$68,500 and an annual income of \$40,919 is required to afford a rental unit. *Exhibit 31: Median Gross Rent by Number of Bedrooms (Gold Bar & Snohomish County)* shows the median gross rent by number of bedrooms in Gold Bar compared with the rents in Snohomish County. The data on rent in Gold Bar is limited due to the lower quantity of units. *Exhibit 32: Affordability of Median Cost Rental Units (Gold Bar)* takes the rental affordability analysis deeper by showing for which income ranges the median rents are affordable. The median rent for all units and a 3-bedroom unit is affordable for all households making 80% of the median income and above. Households making 50% of the median income can afford a 1-bedroom unit per these rental prices.

HUD provides data on rental units available by income bracket compared with the income levels of renter households as shown in *Exhibit 33: Rental Units Available by Income Bracket (Gold Bar)*. For all renter households (earning below 80% AMI), there is an abundant supply in units available at the affordability level compared to number of households. The only undersupply is for the renter households that earn over 80% of the AMI. However, the surplus in the lower ranges means these more affordable units would be available to them.

While the ACS does not have rental vacancy information available at the city level, we can use the data for Snohomish County to gain an understanding of what renters in Gold Bar may experience. The rental vacancy rate for Snohomish County is 3.8%, which is considered to be healthy. A healthy housing market has a vacancy rate around 5%; rates below 3% are generally considered too low and can lead to housing price inflation.

Exhibit 30: Age of Renters (Gold Bar)

AGE OF RENTERS	PERCENTAGE OF HOUSEHOLDS IN AGE GROUP
Under 35 years	11%
35 to 44 years	35%
45 to 54 years	17%
55 to 64 years	14%
65 to 74 years	22%
75 to 84 years	31%
85 years & up	0%

Source: 2015-2019 ACS 5-year estimates.



Exhibit 31: Median Gross Rent by Number of Bedrooms (Gold Bar & Snohomish County)

BEDROOMS	GOLD BAR	SNOHOMISH COUNTY
No bedroom	-	\$1,116
1 bedroom	\$557	\$1,152
2 bedrooms	\$966	\$1,374
3 bedrooms	\$1,369	\$1,792
4 bedrooms	-	\$2,153
5 or more bedrooms	-	\$2,196
Median Gross	\$ 1,024	\$ 1,438

Note: These median rent prices are based on data from the most recent community survey. A limited supply of rentals, age of units, and location influence prices. Furthermore, some units are difficult to classify as they may have amenities not seen in this data. Things like communal spaces, fitness areas, or a convenient setting. Finally, modern studios often have more square footage than a traditional one-bedroom unit.

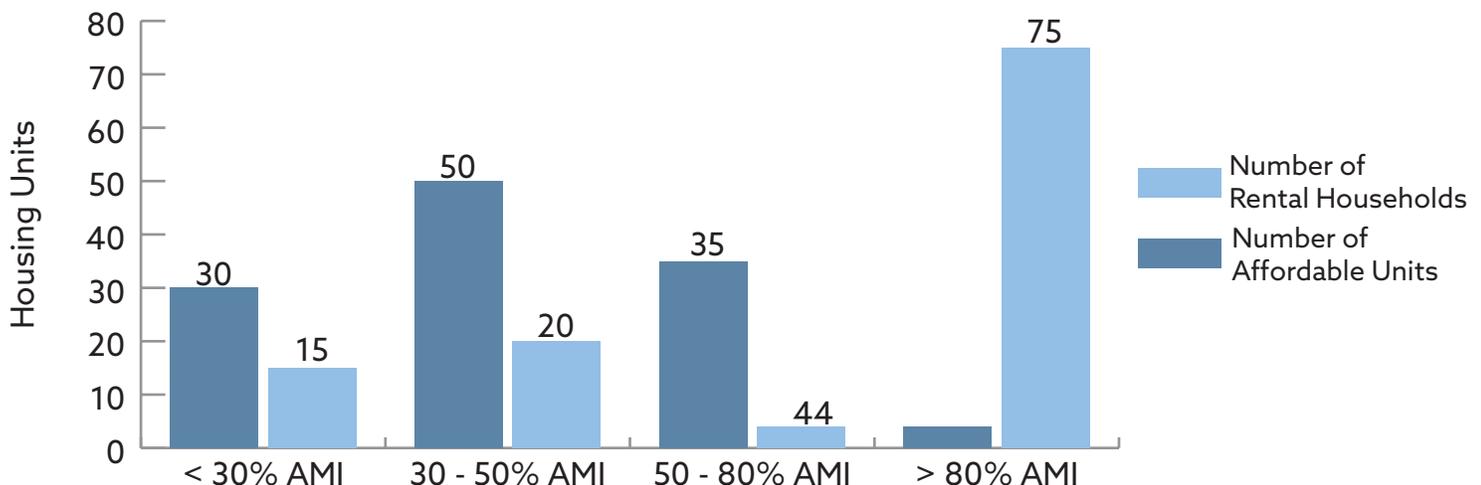
Source: 2015-2019 ACS 5-year estimates.

Exhibit 32: Affordability of Median Cost Rental Units (Gold Bar)

HOUSEHOLD INCOME (% OF GOLD BAR MEDIAN INCOME OF \$68,500)	AFFORDABILITY OF MEDIAN COST RENTAL UNITS		
	1-BEDROOM	2-BEDROOM	3-BEDROOM
120%	YES	YES	YES
100%	YES	YES	YES
80%	YES	YES	YES
60%	YES	YES	NO
50% or less	YES	NO	NO

Source: 2015-2019 ACS 5-year estimates.

Exhibit 33: Rental Units Available by Income Bracket (Gold Bar)



Source: HUD CHAS (based on ACS 2014-2018 5-year estimates).



3.4 SUBSIDIZED HOUSING

As mentioned previously, Gold Bar has no subsidized housing units available to those households who qualify for income-restricted housing.



KEY TAKEAWAYS: HOUSING CONDITIONS

Housing Inventory

- There are 899 housing units, of which 66% are single-family homes.
- Twenty-eight percent (28%) of the city's housing stock is a one- or two-bedroom unit, even though 66% of all households contain only one or two people, meaning there is a shortage of smaller units.
- A third (34%) of the housing stock was built before 1970. As these homes continue to age, there will be a greater need to repair, maintain, and rehabilitate older structures.
- Most residential permits issued since 2010 were for single-family homes, with the remainder targeting mobile homes.
- The total number of housing units in Gold Bar has increased by 17% since 2000.

Housing Ownership

- Eighty percent (80%) of the city's housing units are owner-occupied and homeowners are primarily white (96%).
- Households in the 85 years and over age groups have the highest rates of ownership at 100%.
- Households that are 35 to 44 years have the lowest ownership rate at 65%.
- As of 2021, the median home value is \$420,120 which has more than doubled since 2010. This steady increase in home values began in 2016.
- Bottom-tiered home values have increased by 224% since 2010 to a value of \$346,316 as of 2021.
- The Seattle-Bellevue, WA HUD AMI has increased by 35% since 2010 to \$115,700 in 2021 but has not kept pace with increasing home ownership costs in the region.
- To afford a median priced home in Gold Bar, a minimum annual income of \$61,992 is required, which is 57% of HUD AMI and 90% of the city's median income. This assumes the household has enough savings to afford the down payment.

Rental Housing

- Ninety-three percent (93%) of Gold Bar's renter households are white; the rest evenly split between some other race or two or more races.
- The under 35 to 44 age group has the highest rate of renter households at 27%.
- As of 2019, the median rent in Gold Bar was \$1,024, which is less than Snohomish County's median rent of \$1,438. Approximately 74% of households can afford the median rental cost.
- The median rent for all units is affordable for all household making 80% or more of the median income.
- For renter households, there is an adequate supply of rental units affordable to all income categories. However, this does not mean the renter households are living in a unit that is affordable to them, as indicated by 22% of renter households being cost-burdened.
- The rental vacancy rate for Snohomish County is 3.8% indicating that the rental housing market is healthy.

Subsidized Housing

- Gold Bar has no subsidized housing units.

Part 4: Gap Analysis

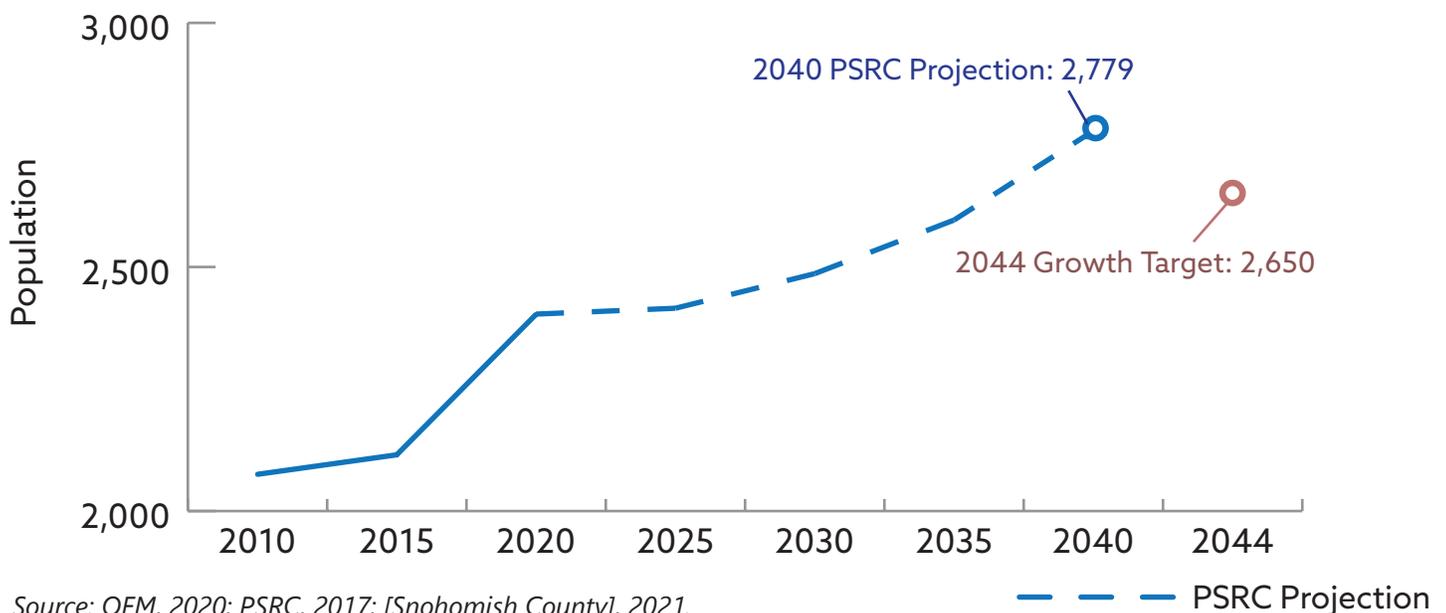
4.1 HOUSING NEEDED TO ACCOMMODATE FUTURE GROWTH

Every eight years, the Growth Management Act (GMA) requires counties to coordinate a review and evaluation of development and land supply. To meet this requirement, counties review cities and their respective growth targets, density goals, and available lands. This work aims to determine if cities have enough capacity to meet future growth needs. As population growth and housing needs are a regional matter, countywide targets are developed through a collaborative process. This process aims to ensure that all jurisdictions are accommodating a fair share of growth.

The 2021 Snohomish County Buildable Lands Report (BLR) provided Gold Bar with a 2044 population growth target of 2,650 people. Based on this target and the 2019 population of 2,150 people, the City should plan for an average population growth of approximately 20 people per year until 2044. In 2017, PSRC produced projections to support the VISION 2040 regional growth plan. *Exhibit 34: Housing Demand Projections (Gold Bar)* shows that Gold Bar's projected population for 2040 was 2,779. This is slightly higher than the more recently set growth target, indicating that Gold Bar will grow at a slightly slower rate to what was projected a few years ago. Vision 2050 passed in October 2020, but PSRC has not yet released their updated projections dataset.

Assuming Gold Bar will maintain a similar average household size, the 2044 population target translates to a housing growth target of approximately 233 total units. This housing growth target requires an average annual increase of 9.3 housing units from the 2019 total. Between 2010 and 2019, the city added an average of 4.3 units per year, or about 46% of the rate needed to keep up with the growth target. An increase in the rate of production is essential to meet the growth target, and the City should seek to ensure these new housing units meet the greatest needs of the current and future residents as laid out in this report.

Exhibit 34: Housing Demand Projections (Gold Bar)



Source: OFM, 2020; PSRC, 2017; [Snohomish County], 2021.

Affordability Gap by Income Level

As housing supply and affordability elicit a regional focus, the analysis in the next few sections shows how the current and future housing supply in Gold Bar can meet the needs of Snohomish County as a whole. To ensure the housing needs of all economic segments of the population are addressed and housing-related burdens are not simply transferred between jurisdictions, each community should attempt to take on its fair share of affordable housing.



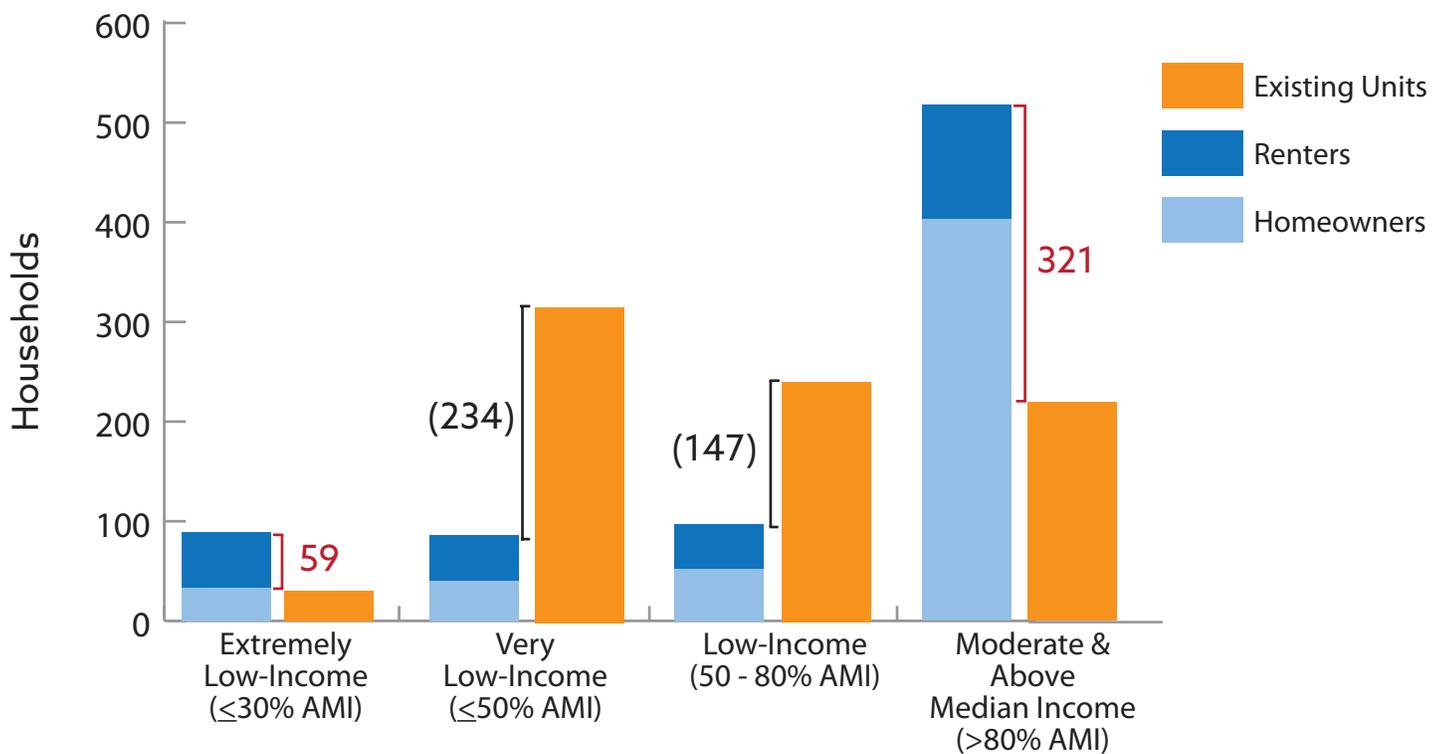
Exhibit 35: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level (Gold Bar) and Exhibit 36: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level (Gold Bar) show the number of housing units in the city presently available to households within different income categories based on the income distribution within the county. Presently, there is not enough housing units priced for extremely low-income and moderate income and above households. The surplus in the very low-income range is more than triple the gap in the extremely low-income range, so hopefully extremely low-income households can find housing that is not much higher than what they can afford. This would lessen the severity of any cost burden they are likely experiencing.

The surplus in the low-income range is less than half of the gap in the moderate income and above range. This means that there is a shortfall of units for moderate households. If some households in the moderate income and above range can find housing that is even more affordable to them (affordable to the income range beneath them), then the chances that these households are cost-burdened are lower. The reality is that households are competing for and living in housing units that are outside of what is affordable for their income range, but presently the countywide need does not differ much from the city's supply.

Exhibit 35: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level (Gold Bar)

INCOME LEVEL	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE & ABOVE MEDIAN INCOME
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)
Existing Need	89	86	97	518
Existing Housing	30	320	244	197
Existing Gap	59	(234)	(147)	321

Exhibit 36: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level (Gold Bar)



Source: OFM, 2020; 2014-2018 ACS 5-year estimates; 2016-2020 ACS 5-year estimates; PSRC, 2019; HUD CHAS (based on ACS 2014-2018 5-year estimates); [Snohomish County], 2021.

Future Housing Need by Income Level

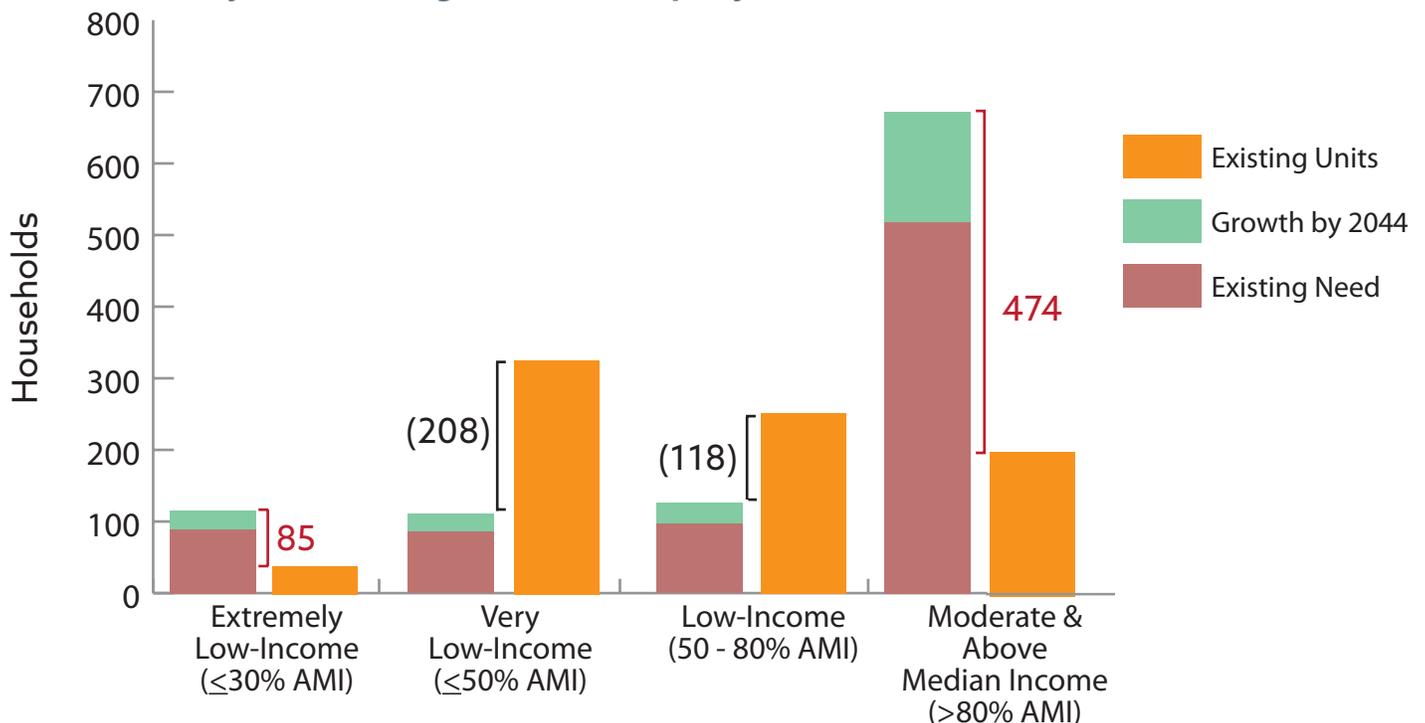
Exhibit 37: Projected Housing Needs and Gaps by Income Level (Gold Bar) and Exhibit 38: Projected Housing Needs and Gaps by Income Level (Gold Bar) compare existing housing supply with the projected need based on the 2044 growth targets. This comparison assumes that the county income distribution will remain the same as the housing supply grows. For this analysis, owners and renters are grouped together. The 2044 gap numbers represent the largest housing supply needs. In other words, these numbers indicate where supply increases should be encouraged and do not explicitly define a lack of supply if growth targets are achieved. The gaps are based on existing supply of housing as it is hard to predict how much new housing will be built and where its price point will be. By 2044, it appears the gaps are projected to remain at the lowest and highest income ranges due to growth in households at those ranges.

The widening gap for the moderate and above median income range will likely be filled by market forces. This will hopefully have a positive effect and reduce pressure on more moderately priced units, as long as displacement and the loss of existing affordable units are avoided, which may require city intervention. As for the widening gap for the extremely low-income range, it will be necessary for the City to consider how to increase the supply of housing at those levels through incentives for affordable housing developments or by encouraging non-profits to provide rent-subsidized housing in the city.

Exhibit 37: Projected Housing Needs and Gaps by Income Level (Gold Bar)

INCOME LEVEL	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE & ABOVE MEDIAN INCOME
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)
Existing Need	89	86	97	518
Existing Housing	30	320	244	197
2044 Need	115	112	126	671
2044 Gap	85	(208)	(118)	474

Exhibit 38: Projected Housing Needs and Gaps by Income Level (Gold Bar)



Source: OFM, 2020; 2014-2018 ACS 5-year estimates; 2016-2020 ACS 5-year estimates; PSRC, 2019; HUD CHAS (based on ACS 2014-2018 5-year estimates); [Snohomish County], 2021.



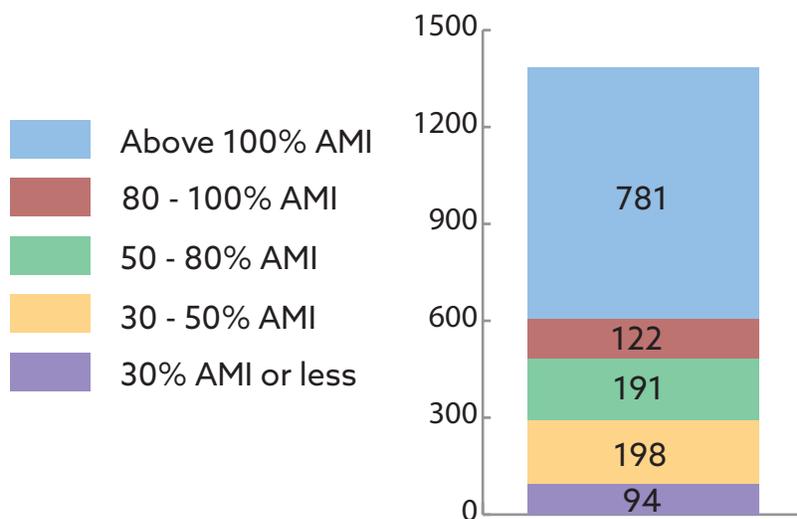
Exhibit 39: Current Gaps v. Projected Gaps Based on Existing Housing (Gold Bar) gives a more in-depth look at how the existing supply gap is projected to change by 2044 by dividing the totals into owner versus renter-occupied units. This analysis extrapolates the existing county percentages of owner and renter households and applies them to the 2044 growth targets. As stated previously, the 2044 gaps are meant to show at which income levels and for which types of units production should be prioritized to meet the housing needs of the city’s future population. More units available for ownership are needed for the extremely low-income and moderate income and above ranges. The same is true for rental units. About 84% of the total units needed are ownership opportunities in the moderate income and above range, and 7% of the total units needed are rental opportunities in the extremely low-income range. Additional rental and ownership opportunities for extremely low-income households are improbable without public intervention.

Exhibit 40: Housing Units Needed by 2044 to Accommodate Growth (Gold Bar) summarizes the estimated new housing units needed by income level relative to HUD AMI to meet the 2044 growth target. Estimates are based on the current distribution of household by income level relative to HUD AMI (see *Exhibit 8: Percentage of Households by Income Level and Tenure (Gold Bar)*).

Exhibit 39: Current Gaps v. Projected Gaps Based on Existing Housing (Gold Bar)

	ALL UNITS		UNITS TO OWN		UNITS TO RENT	
	EXISTING GAP	2044 GAP	EXISTING GAP	2044 GAP	EXISTING GAP	2044 GAP
Extremely Low Income (≤30% AMI)	59	85	33	42	26	43
Very Low Income (30-50% AMI)	(234)	(208)	(230)	(218)	(4)	10
Low Income (50-80% AMI)	(147)	(118)	(157)	(141)	10	23
Moderate & Above Median Income (>80% AMI)	321	474	210	329	111	145

Exhibit 40: Housing Units Needed by 2044 to Accommodate Growth (Gold Bar)



Source: OFM, 2020; 2014-2018 ACS 5-year estimates; 2016-2020 ACS 5-year estimates; PSRC, 2019; HUD CHAS (based on ACS 2014-2018 5-year estimates); [Snohomish County], 2021.

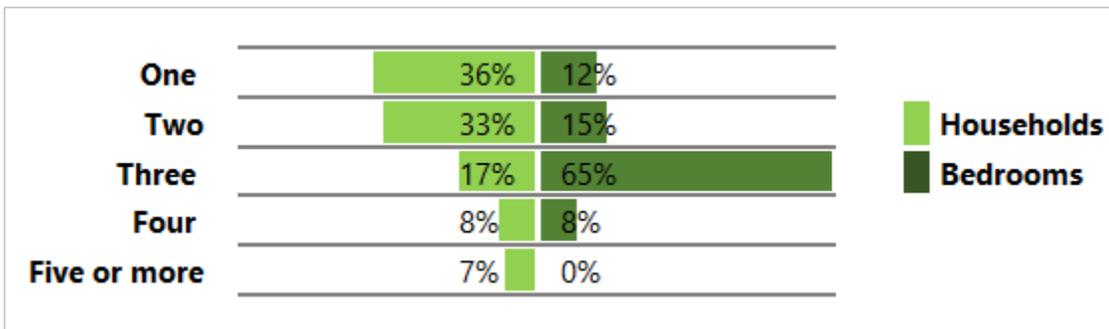


4.2 DIVERSITY OF HOUSING CHOICES

Having a variety of housing choices is important for a city to meet the diverse needs of its population. Gold Bar’s housing supply is composed primarily of single-family units (69%) or mobile homes/other (30%).⁷ While 69% of households in Gold Bar have only one or two members, just 12% of units have one or fewer bedrooms. A lack of smaller units compared to the percentage of one or two person households is noteworthy since smaller units are typically more affordable especially for smaller households that may be living off one income. It also means there is a lack of ownership options for younger families that may be looking to buy their first home and upsize later as their family grows.

⁷ 2015-2019 ACS 5-year estimates.

Exhibit 41: Comparison of Household Size versus Number of Bedrooms (Gold Bar)



Source: 2015-2019 ACS 5-year estimates.

Older Adults and Families with Children

Exhibit 42: Cost-Burdened Households by Type & Income Level (Gold Bar) shows a few different household types that are cost-burdened in the city. Small families, which are families with 2 to 4 members (excluding older adults), make up the largest group of cost-burdened households. Seventy-three percent (73%) of them are low-income, earning less than 80% AMI. Some of these families likely have children since 24% of households in Gold Bar have one or more people that are under 18. Housing concerns for families with children include sufficiently large housing units and proximity to schools, childcare facilities, and other amenities.

About 36% of households in Gold Bar have one or more people that are 60 and over. Sixty-seven percent (67%) of older adults living alone that are cost-burdened are extremely low-income, earning less than 30% AMI. Older adults primarily consist of retired or retirement age individuals who rely on a variety of income sources, such as retirement benefits, social security, and accrued wealth. The ACS does not capture who is retired but does include data on who has retirement pensions and incomes. Retired individuals have a limited budget that must sustain them for the remainder of their lives, which ranges greatly based on health, location, and lifestyle. Older adults have higher medical costs that may also contribute to financial insecurity. Those living in families may experience financial constraints as a result of more people living in the household that also require financial assistance or resources. Older adults choosing to age in place may require additional support services such as home modification, transportation, recreation and socialization, yard care, or care management and counseling.



Exhibit 42: Cost-Burdened Households by Type & Income Level (Gold Bar)

HOUSEHOLD TYPE	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MEDIAN INCOME	ALL COST-BURDENED HOUSEHOLDS
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(80-100% AMI)	(>100% AMI)	
Older Adult Family	0	4	4	4	4	16
Older Adults Living Alone	25	4	0	4	4	37
Large Family	0	4	4	4	0	12
Small Family	8	20	10	4	10	52
Other	14	24	4	4	0	46
Total	47	56	22	20	18	163

Source: HUD CHAS (based on ACS 2014-2018 5-year estimates).

Older Adult Family: Two persons, either or both age 62 or older

Older Adults Living Alone: A person 62+ living alone

Large Family: Families with 5 or more members

Small Family: Families with 2-4 members (excluding older adult families)

Other: Non-family, non-elderly adult households (including those living alone or with housemates)

Subsidized and Income-Restricted Units

As discussed earlier, subsidized or income-restricted units are one of the most important types of housing a city requires to ensure all housing needs are met. There are no subsidized housing units in Gold Bar.

4.3 LAND CAPACITY ANALYSIS

In addition to preparing the 2044 growth targets, the Snohomish County BLR analysis determined the remaining capacity within the city based upon developable land. This was done for both employment and housing capacity. Although both are important for planning growth and development within the city over the next couple of decades, this report is mainly concerned with the latter. A land capacity analysis calculates the amount of vacant, partially used, and underutilized lands as well as land that has potential for redevelopment. This process identifies the potential for land within a community’s boundaries to accommodate anticipated housing growth given the current zoning restrictions. As of 2019, Gold Bar has a remaining net capacity of 69 units. To meet the 2044 population growth target, Gold Bar needs around 233 new units, which means there is a capacity shortage of 164 units.

Zoning Considerations

Another component of the land capacity analysis estimates the expected types of housing that will be built with the remaining capacity based on the zoning of the available land. This relies on the assumption that land zoned for lower densities will be developed with single-family units and that land zoned for higher densities will be developed with multifamily units. The capacity for single-family units is the sum of the single-family unit capacity and the townhouse unit capacity in the Snohomish County BLR remaining capacity breakdown for Gold Bar. The capacity for multifamily units is the sum of the multifamily unit capacity and senior apartment unit capacity. Another assumption used for the analysis is that single-family units will likely provide opportunities for homeownership while multifamily units will likely be occupied by renters. Although these are just assumptions, the exercise allows for a comparison between the current mix of owners versus renters in the city with the type of opportunities the remaining capacity may provide.

Exhibit 43: Zoning of Land Capacity Compared with Current Tenure (Gold Bar) shows that about 100% of the remaining vacant or redevelopable land in Gold Bar is zoned for lower density residential uses. This land will most likely be developed as single-family residential. While most households in Gold Bar are owners, 20% of households are renters. Rentals of single-family detached residences do occur, but higher density rental developments tend to be more affordable.

Exhibit 43: Zoning of Land Capacity Compared with Current Tenure (Gold Bar)

ZONING CAPACITY	PERCENTAGE OF LAND WITH REMAINING CAPACITY ZONED FOR:	HOUSEHOLD TENURE PERCENTAGES, 2019	CURRENT TENURE
Single-family	100%	80%	Owner
Multifamily	0%	20%	Renter

Source: ([Snohomish County], 2021; 2015-2019 ACS 5-year estimates.)



Another interesting comparison from the land capacity analysis compares the anticipated number of units, divided by type, with the projected need. The projected need is based on the 2044 growth targets. *Exhibit 44: Zoning of Land Capacity Compared with Current Tenure (Gold Bar)* displays the approximate totals of the remaining capacity broken down into single-family versus multifamily. This is evaluated against the projected 2044 need of owner-occupied and renter-occupied units as taken from the gap analysis. There is insufficient capacity on both lower and higher density zoned land compared with the projected need of owner and rental units. Gold Bar may consider zoning changes to allow additional capacity and generate additional ownership and rental opportunities.⁸

⁸ However, it should be noted that development patterns in Gold Bar are limited due to the lack of a sanitary sewer system and the Snohomish Health District requirements for septic systems.

Exhibit 44: Zoning of Land Capacity Compared with Current Tenure (Gold Bar)

ZONING CAPACITY	CAPACITY REMAINING IN UNIT TYPE PER ZONING:	2044 PROJECTED NEED	CURRENT TENURE
Single-family	69	156	Units to Own
Multifamily	0	77	Units to Rent

Source: OFM, 2020; 2014-2018 ACS 5-year estimates; 2016-2020 ACS 5-year estimates; PSRC, 2019; HUD CHAS (based on ACS 2014-2018 5-year estimates); [Snohomish County], 2021.)



4.4 HUD LOCATION AFFORDABILITY INDEX

As a last glimpse at overall affordability of Gold Bar and how different household types may be experiencing financial difficulties, *Exhibit 45: HUD Location Affordability Index (Gold Bar)* shows the results of the Location Affordability Index (LAI) for the city. The LAI was developed by HUD and the US Department of Transportation (DOT) in 2013 to better understand housing and transportation costs for specific geographies. This joint effort of HUD and the DOT stems from the reality that, aside from housing, transportation is the largest expense for most households. The index models eight different household profiles, shown in the table below, that vary by percent of area median income, number of people, and number of commuters. The calculations account for twenty-four measures such as monthly housing costs, average number of rooms per housing unit, average vehicle miles traveled per year, walkability, street connectivity, and others. These eight model households are not meant to represent specific groups but are rather useful for relative comparison to the digester’s particular situation. Broken down to the neighborhood (census tract) level, the LAI offers what percentage of their income each household profile would typically spend on housing and transportation costs. This information can be useful to the general public, policymakers, and developers in determining where to live, work, and invest.

Version 3, the most recent version of the LAI, was published in March 2019. Its data sources include the 2016-2012 5-year American Community Survey, 2014 Longitudinal Employer-Household Dynamics, and a few others. The eight household profiles modeled for the LAI are displayed. Please see the accompanying table for descriptions of each of the household types. Only three household profiles (Very Low-Income Individual, Retired Couple, and Single-Parent Family) are shown to be cost-burdened, or paying 30% or more of their income on housing costs. If this were the only measure of affordability under consideration, as it has been treated in this report thus far, Gold Bar would seem to be a reasonably affordable place to live. However, once transportation costs are brought into the conversation, the lack of affordability in Gold Bar becomes more concerning. All profiles spend over 30% of their income on housing and transportation costs combined, and all but two profiles spend over 45%, which is the maximum portion of income that should be spent on both types of costs. If this maximum is exceeded, HUD deems the location as unaffordable for the household profile in question. The most shocking number is the 80% of income spent on transportation costs by the Very Low-Income Individual profile, which brings their total spent on housing and transportation to 123% of their income.

The LAI shows how accessibility to work and amenities cannot be overlooked when addressing a city’s affordability issues, especially when accessibility itself is one of the determinants of housing costs. The high accessibility of a walkable, well-located neighborhood is normally added into the price of the rental and for sale housing there. Conversely, housing in a more rural area with lower access to opportunity will be priced at a discount. If a household living in a more rural area is paying only 20% of their income on housing but also 20% of their income on transportation and their urban counterpart is paying 30% of their income housing but only 10% on transportation, the more rural household should not be considered to have a more affordable living situation. The LAI shows that Gold Bar should contemplate both housing and transportation costs if attempting to increase overall affordability for residents.

HOUSEHOLD TYPE	INCOME	SIZE	NUMBER OF COMMUTERS
Median Income Family	100% AMI	4	2
Very Low-Income Individual	National poverty line (\$11,880 for a single person household in 2016)	1	1
Working Individual	50% AMI	1	1
Single Professional	135% AMI	1	1
Retired Couple	80% AMI	2	0
Single-Parent Family	50% AMI	3	1
Moderate Income Family	80% AMI	3	1
Dual-Professional Family	150% AMI	4	2



Exhibit 45: HUD Location Affordability Index (Gold Bar)

HOUSEHOLD PROFILE	SHARE OF INCOME SPENT ON	PERCENTAGE	HOUSEHOLD PROFILE	SHARE OF INCOME SPENT ON	PERCENTAGE
Median-Income Family 	Transportation	25%	Retired Couple 	Transportation	17%
	Housing	24%		Housing	32%
	Housing + Transportation	49%		Housing + Transportation	49%
Very Low-Income Individual 	Transportation	80%	Single-Parent Family 	Transportation	35%
	Housing	43%		Housing	35%
	Housing + Transportation	123%		Housing + Transportation	70%
Working Individual 	Transportation	32%	Moderate-Income Family 	Transportation	24%
	Housing	26%		Housing	29%
	Housing + Transportation	59%		Housing + Transportation	53%
Single Professional 	Transportation	14%	Dual-Professional Family 	Transportation	17%
	Housing	18%		Housing	21%
	Housing + Transportation	31%		Housing + Transportation	38%

Source: (HUD (based on ACS 2012-2016 5-year estimates).

KEY TAKEAWAYS: GAP ANALYSIS

Housing Needed to Accommodate Future Growth

- Gold Bar will need to increase its average rate of production of 4.3 units per year between 2010 and 2019 to around 9.3 units annually to meet its 2044 growth target.
- There are gaps in the current housing supply that cause many extremely low-income households to be cost-burdened.
- A widening gap in the lower income ranges by 2044 means Gold Bar will likely need to consider how to increase the supply housing at those levels through incentives for affordable housing developments or by encouraging the provision of more rent-subsidized housing.
- For all existing gaps, an effort should be made to preserve the housing that is currently available at those price points.

Diversity of Housing Choices

- By comparing the household sizes and number of bedrooms provided in units in Gold Bar, there do not appear to be enough smaller units, which could provide sufficiently sized, more affordable housing options for smaller households.
- Small families and older adults living alone are two household types that are currently experiencing proportionally higher rates of cost burden.
- Gold Bar does not have any subsidized or income-restricted housing units.

Land Capacity Analysis

- As of 2020, Gold Bar has a surplus capacity of approximately 69 housing units based on vacant and redevelopable land.
- All of the remaining capacity is on land zoned for lower density or single-family development.
- The current mix of owner households versus renter households is 80% owners versus 20% renters.

HUD Location Affordability Index

- According to the LAI, only three household profiles (Very Low-Income Individual, Retired Couple, and Single-Parent Family) are shown to be cost-burdened. However, once transportation costs are estimated, only two profiles (Single Professional and Dual-Professional Family) do not spend more than 45% of their household income on housing and transportation costs combined.
- The Very Low-Income Individual profile is estimated to typically spend more than their annual income (123%) on housing and transportation costs.



NEXT STEPS

This Housing Needs Assessment identifies Gold Bar's current and future housing needs. In addition to the HNA, the Housing Action Plan will be informed by a public engagement effort and an assessment of existing city policies and regulations. Housing Action Plan strategies will address identified needs and policy changes and will be presented to Council for review and adoption in 2023.

**The ache for home lives in all of us, the safe
place where we can go and not be questioned.**

**-Maya Angelou
Poet & Activist**